

2007-005826

Klamath County, Oregon



00018950200700058260040049

**RECORDING COVER SHEET (Please Print or Type)**

03/29/2007 09:03:03 AM

Fee: \$36.00

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

**AFTER RECORDING RETURN TO:**

First American Title Insurance Co. -

Lenders Advantage

Attn: ~~Lowdown Team~~

1100 Superior Avenue, Suite 200

Cleveland, Ohio 44114

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**Assignment of Deed of Trust**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**Argent Mortgage Company LLC  
(Jessica Ott - Agent)**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**U.S. Bank, National Association, as Trustee for  
the C-Bass Mortgage Loan Asset-Backed certificates,  
Series 2006-MH1, without recourse**4) TRUE AND ACTUAL CONSIDERATION**  
ORS 93.030(5) - Amount in dollars or other\$ 144,000.00☐ Other**5) SEND TAX STATEMENTS TO:**Leonard Fritz10370 Yuma Dr.Bonanza OR 97623**6) SATISFACTION of ORDER or WARRANT**  
ORS 205.125(1)(e)CHECK ONE:  
(If applicable)☐

FULL

☐

PARTIAL

**7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)**

\$ \_\_\_\_\_

**8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED TO CORRECT \_\_\_\_\_ PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE NUMBER \_\_\_\_\_."**

15806599

Recording Requested By/Return To:

When recorded mail to:  
First American Title Lenders Advantage  
Loss Mitigation Title Services - LMTS  
1100 Superior Ave, Ste 200  
Cleveland, OH 44114  
Order: 3395230 Ln: 15806599  
Attn: National Recordings 1120  
Loan Number: 0079580874 - 9502

2006-MH1

AMQ099  
15806599

## ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is One City Boulevard West, Orange, CA 92868

does hereby grant, sell, assign, transfer and convey, unto US Bank National Association, as Trustee\*

, a \_\_\_\_\_ organized and existing under the laws of

\_\_\_\_\_ (herein "Assignee"),

whose address is 60 Livingston Avenue, St. Paul, MN 55107-2292,

a certain Deed of Trust, dated 06/21/05, made and executed by

LEONARD J. FRITZ and HELEN M. FRITZ, Husband and Wife, As Joint Tenants

*prop Addr: 10370 Yonna Drive  
Bonanza, OR 97683*

to TICOR TITLE COMPANY OF CALIFORNIA Trustee,

upon the following described property situated in BONANZA, State  
of Oregon:

"LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF"

Such Deed of Trust having been given to secure payment of **one hundred forty-four thousand and 00/100 (\$ 144,000.00 )**

which Deed of Trust is of record in Book, Volume, or Liber No. *M05*, at page *48977-92*  
*Recorded: 6-29-05*

(or as No. \_\_\_\_\_) of the COUNTY Records of KLAMATH

County, State of Oregon, together the note(s) and obligations therein described, the money due and to become due thereon with interest, and all rights accrued or to accrue under such Deed of Trust.

*\*US Bank National Association, as trustee for the* Page 1 of 2  
*C-BASS Mortgage Loan Asset-Backed Certificates,*  
*Series 2006-MH1, without recourse*

15806599

TO HAVE AND TO HOLD, the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above-described Deed of Trust.

IN WITNESS WHEREOF, the undersigned Assignor has executed this Assignment of Deed of Trust on 06/27/2005 .

Argent Mortgage Company, LLC  
(Assignor)

By: \_\_\_\_\_  
JESSICA OTT - AGENT

This Instrument Prepared By: Argent Mortgage Company, LLC  
Address: One City Boulevard West Orange, CA 92868  
Tel. No.: (888)311-4721

State of California  
County of Orange

On 06/30/2005 before me, MARTHA LONDON  
personally appeared JESSICA OTT  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which is the person(s) acted, executed the instrument.

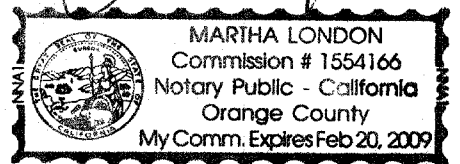
WITNESS my hand and official seal.

\_\_\_\_\_  
MARTHA LONDON

(Seal)

Loan Number: 0079580874 - 9502

Page 2 of 2




ALTA Loan Policy - Form 1  
Schedule A (6-1-87)  
Policy #73107-87052  
Order #0069678

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in Government Lot 3, being the NW1/4 SW1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said Government Lot 3, said point being South 89° 55' 49" East 484.00 feet from the brass cap monument marking the West quarter corner of said Section 31; thence South 89° 55' 49" East 788.18 feet to the Northeast corner of said Government Lot 3; thence South 00° 31' 12" East, along the East line of said Government Lot 3, 556.55 feet thence North 89° 57' 09" West 792.41 feet; thence North 00° 05' 06" West 556.84 feet to the point of beginning.

SAVE AND EXCEPT portion lying within County Road No. 1069 and 1067.

 LEONARD FRITZ  
11678425 OR  
FIRST AMERICAN LENDERS ADVANTAGE  
ASSIGNMENT  
