

WTC 88118-LW

2010-010335

Klamath County, Oregon



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08/31/2010 03:09:55 PM

Fee: \$42.00

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED
BY THE PERSON REPRESENTING THE
ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DO NOT
AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

After Recording, Return To:

Amerititle Contract Account Servicing
300 Klamath Ave.
Klamath Falls, OR 97601

1. Name of Transaction(s):

Assignment of Trust Deed By Beneficial Interest or his successor in
Interest

2. Direct Party (Grantor):

John O. Showalter and Neva Lee Showalter

3. Indirect Party (Grantee):

American Equities, LLC

4. True and Actual Consideration Paid:

5. Legal Description:

42pmf

ASSIGNMENT OF TRUST DEED BY BENEFICIARY OR HIS SUCCESSOR IN INTEREST

FOR VALUE RECEIVED, the undersigned who is the beneficiary or his successor in interest under that certain trust deed dated **September 3, 2003** executed and delivered by **ROBERT R. RATHBORNE**, as Grantor, to **AMERITITLE, an Oregon Corporation**, as Trustee, in which **JOHN O. SHOWALTER and NEVA LEE SHOWALTER, with Rights of Survivorship**, is the Beneficiary, recorded on **September 15, 2003, Volume M03, page 68335 microfilm records**, of the Official Records of **Klamath County, Oregon**, and conveying real property in said county described as follows:

Government Lot 20 in Section 4 of Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

hereby grants, assigns, transfers and sets over to **AMERICAN EQUITIES, INC., a Washington corporation** hereinafter called assignee, and assignee's heirs, personal representatives, successors and assigns, all his beneficial interest in and under said trust deed, together with notes, moneys and obligations herein described or referred to, with the interest thereon, and all rights and benefits whatsoever accrued or to accrue under said trust deed.

The undersigned hereby covenants to and with said assignee that the undersigned is the beneficiary or his successor in interest under said trust deed and is the owner and holder of the beneficial interest therein; that he has good right to sell, transfer and assign the same, and the note or other obligation secured thereby, and that there is now unpaid on the obligations secured by said trust deed the sum of not less than **\$86,753.35** with interest thereon from **July 2, 2010**.

In construing this instrument and whenever the context hereof so requires, the masculine gender includes feminine and the neuter and the singular includes the plural.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.

Dated: **August 2, 2010**

[Signature of John O. Showalter]
JOHN O. SHOWALTER

[Signature of Neva Lee Showalter]
NEVA LEE SHOWALTER

THIS INSTRUMENT WILL NOT ALLOW THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF ARIZONA }
COUNTY OF LA PAZ }ss
On this 5th day of AUG, 2010 personally appeared before me JOHN O. SHOWALTER and NEVA LEE SHOWALTER
[Signature of Kathleen E. Stevens]
Notary Public in and for the State of AZ
residing at Quartzsite AZ
My commission expires: 10/21/2011



<p>ASSIGNMENT OF TRUST DEED BY BENEFICIARY</p> <p>JOHN O. SHOWALTER and NEVA LEE SHOWALTER, with Rights of Survivorship</p> <p>To</p> <p>AMERICAN EQUITIES, INC., a Washington Corporation</p> <hr/> <p>After Recording Return to: AMERICAN EQUITIES, INC.-AMERITITLE 4225 NE St. James Rd. 300 KLAMATH AVE Vancouver, WA 98663 KLAMATH FALLS, OR 97601 Send all tax statements to: NO CHANGE REQUESTED</p>	<p>RECORDING STAMP</p>
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