

UTC 88118-LW

2010-010336

Klamath County, Oregon



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08/31/2010 03:10:08 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):**

American Equities, LLC

**3. Indirect Party (Grantee):**

American Eagle Mortgage 600, LLC

**4. True and Actual Consideration Paid:**

**5. Legal Description:**

A2pmf

# 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 EAGLE MORTGAGE 600, LLC, a Washington Limited Liability Company** 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**

**AMERICAN EAGLE MORTGAGE 600, LLC**  
**A Washinton Limited Liability Company**  
**American Equities, Inc. managing member**

*Maureen T. Wile*  
**MAUREEN T. WILE, Secretary**

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 WASHINGTON }  
 } ss.  
 County of CLARK }

I certify that I know or have satisfactory evidence that **MAUREEN T. WILE** is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it as the **SECRETARY** of **AMERICAN EQUITIES, INC.** the corporation that executed the foregoing instrument, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 8-23-10

*Stephanie M. Smith*  
 Notary Public in and for the State of Washington  
 residing at Vancouver  
 My appointment expires: 8-1-2011

**STEPHANIE M. SMITH**  
**NOTARY PUBLIC**  
**STATE OF WASHINGTON**  
 COMMISSION EXPIRES  
 AUGUST 1, 2011

**ASSIGNMENT OF TRUST DEED  
 BY BENEFICIARY**

**AMERICAN EQUITIES, INC., a  
 Washington Corporation**

To

**AMERICAN EAGLE MORTGAGE 600,  
 LLC a Washington Limited Liability  
 Company**

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**

**RECORDING STAMP**