

**ASSIGNMENT OF TRUST DEED
BY BENEFICIARY**

Thomas A. Aceituno, as trustee of the
Bankruptcy Estate of Eric Paul Riffice and
Lori Jonas Riffice

To

Assignor

Abdenour Achab 50% Undivided Interest and
Equity Trust Company Custodian FBO Abdenour
Achab Roth IRA 50% Undivided Interest ("Assignee")

After recording, return to (Name, Address, Zip):

Abdenour Achab
1000 Sibley Street, Apt. 23
Folsom, CA 95630

2011-007731

Klamath County, Oregon



00103971201100077310030031

SPACE RESERV
FOR
RECORDER'S USE

06/28/2011 11:06:12 AM

Fee: \$47.00

Witness my hand and seal of County affixed.

NAME

TITLE

By, Deputy.

FOR VALUE RECEIVED, the undersigned who is the beneficiary or the beneficiary's successor in interest under that certain
trust deed dated May 15, 2003, executed and delivered by Stephen M. Gonyea

to First American Title, grantor,
Eric P. Riffice, trustee, in which

on May 20, 2003, in ☐ book ☐ reel ☒ volume No. M03 on page 34172- 75, and/or as
☐ fee ☐ file ☐ instrument ☐ microfilm ☐ reception No. (indicate which) of the Records of

Klamath County, Oregon and conveying real property in that county described as follows:

See Attached Exhibit "A" Legal Description

hereby grants, assigns, transfers, and sets over to { Equity Trust Company Custodian FBO Abdenour Achab Roth IRA 50% Undivided Interest
and Abdenour Achab 50% Undivided Interest
, hereinafter called assignee, and assignee's heirs, personal representatives, successors and assigns,
all of the beneficial interest in and under the trust deed, together with the notes, moneys and obligations therein described or referred
to, with the interest thereon, and all rights and benefits whatsoever accrued or to accrue under the trust deed.

The undersigned hereby covenants to and with the assignee that the undersigned is the beneficiary or beneficiary's successor
in interest under the trust deed and is the owner and holder of the beneficial interest therein and has the right to sell, transfer and
assign the same, and the note or other obligation secured thereby. There is now unpaid on the obligations secured by the trust deed
the sum of not less than \$ 44,951.64 with interest thereon at the rate of 7.5 percent per annum from
(date) January 26, 2011

In construing this instrument, and whenever the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the undersigned has hereunto executed this document. If the undersigned is a corporation, it has
caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board
of directors.

DATED. 4/28/2011

Thomas A. Aceituno, as trustee of the
Bankruptcy Estate of Eric Paul Riffice and
Lori Jonas Riffice

**PLEASE SEE ATTACHED
NOTARIAL CERTIFICATE**

EXHIBIT A

LEGAL DESCRIPTION:

Beginning at a point 66 feet North and 35 feet West of Northwest corner of Lot 6, Block 15 of First Addition to Bonanza; thence North 560 feet; thence East 1092 feet; thence South 214.5 feet; thence East 100 feet; thence South 20 feet, more or less, to the Northwest corner of Lot 1, Block 22; thence Southwesterly to Southwest corner of said Lot 1, Block 22; thence Northwesterly parallel with North side of Lot 9 Block 22, 226 feet; thence Southwesterly along Northwest side of Minna Street 500 feet to North side of Modoc Street; thence West 430 feet; thence North 140 feet; thence West 120 feet; thence South 140 feet; thence West 153 feet, more or less, to point of beginning, in the County of Klamath, State of Oregon.

SAVING AND EXCEPTING the following described parcel conveyed by Paul E. Riffice and Katheryn L. Riffice, husband and wife, to Ivan L. Ruff and Maria A. Ruff, husband and wife, by Deed dated April 21, 1972, recorded in Volume M72 page 4631, records of Klamath County, Oregon; thence South 200 feet of the East 130 feet of the West 403 feet of the following described parcel:

Beginning at a point 66 feet North and 35 feet West of Northwest corner of Lot 6 Block 15 of First Addition to Bonanza; thence North 560 feet; thence East 1092 feet; thence South 214.5 feet; thence East 100 feet; thence South 20 feet, more or less, to the Northwest corner of Lot 1 Block 22; thence Southwesterly to Southwest corner of said Lot 1 Block 22; thence Northwesterly parallel with North side of Lot 9 Block 22, 226 feet; thence Southwesterly along Northwest side of Minna Street, 500 feet to the North side of Modoc Street; thence West 430 feet; thence North 140 feet; thence West 120 feet; thence South 140 feet; thence West 153 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM Beginning at a point 120 feet East and 66 feet North of the Northwest corner of Book 15 of First Addition to the Town of Bonanza, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence, running North 140 feet; thence East 120 feet; thence South 140 feet; thence West 120 feet to the point of beginning, being a part of the NE 1/4 of the SW 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian.

EXCEPTING THEREFROM A parcel of land in the NE 1/4 of the SW 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being that portion of that parcel of land described in Deed Volume M87 page 9081, Klamath County Deed Records, lying Southeasterly of the Horsefly Irrigation District 50 foot wide canal right of way as described in Volume 275 page 135 and North of a 120 feet by 140 feet parcel of land described in Volume 269 page 592 and Volume 99 page 438, and Westerly of that parcel of land described in Volume M72 page 4631 all in deed records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM A parcel of land located in NE 1/4 SW 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being that portion of that parcel of land described in Volume M87 page 9081, Klamath County Deed Records, lying Northerly and Westerly of the Horsefly Irrigation District 50 foot wide canal right of way as described in Volume 275 page 135, Deed records of Klamath County, Oregon.

SAVING AND EXCEPTING any portion thereof lying within that parcel of land described in Volume 269 at page 592 and Volume M72 page 4631, Deed records of Klamath County, Oregon.

TOGETHER with a 1969 Starc Manufactured Home, Serial # 63CK2T0739, Plate # X71885.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Sacramento

On 4-28-2011 before me,

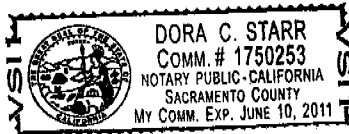
DORA C. STARR NOTARY PUBLIC

Here Insert Name and Title of the Officer

personally appeared

Thomas Allen Aceituno

Name(s) of Signer(s)



who 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 the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Assignment of Trust Deed By Beneficiary

Document Date:

4-28-2011

Number of Pages:

1

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

**RIGHT THUMBPRINT
OF SIGNER**
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