



03/08/2012 01:58:02 PM

Fee: \$37.00

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 20, 2007** executed and delivered by **TERESA SANDERS, a single woman**, as Grantor, to **First American Title Insurance Company of Oregon**, as Trustee, in which **CLS MORTGAGE, INC.**, is the Beneficiary, recorded on **September 27, 2007, 2007-16973**, then was assigned to **OPPORTUNITY MANAGEMENT COMPANY, INC.**, a **Washington corporation**, by Assignment recorded **October 11, 2007, as 2007-17692** of the Official Records of **Klamath County, Oregon**, and conveying real property in said county described as follows:

**LOT 11, BLOCK 5, OF JACK PINE VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON**

hereby grants, assigns, transfers and sets over to **AMERICAN EAGLE MORTGAGE MANAGEMENT, LLC, a Washington limited liability company** whose address is PO Box 61427 Vancouver, WA. 98666 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 **\$73,634.10** with interest thereon from **March 1, 2012**.

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: **March 2, 2012**

\*\*\* **OPPORTUNITY MANAGEMENT COMPANY INC.**

**STAN BRAZINGTON, President**

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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF <u>Washington</u> } ss COUNTY OF <u>Spokane</u> }	
This instrument was acknowledged before me on <u>5</u> day of <u>March</u> , 2012 by <b>STAN BRAZINGTON</b> as <b>President of OPPORTUNITY MANAGEMENT COMPANY, INC.</b>	
 Notary Public in and for the State of <u>Washington</u> , residing at <u>Spokane</u> MY COMMISSION EXPIRES: <u>3/14/2015</u>	
ASSIGNMENT OF TRUST DEED BY BENEFICIARY  <b>OPPORTUNITY MANAGEMENT COMPANY, INC., a Washington corporation</b>  To  <b>AMERICAN EAGLE MORTGAGE MANAGEMENT, LLC</b>	
After Recording Return to: <b>AMERICAN EQUITIES, INC. 4225 NE St. James Rd. Vancouver, WA 98663</b>	

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\* 146640 Old Cabin Rd, Gilchrist OR 97737  
\* P.O. Box 61427, Vancouver WA 98666

\*\*\* 12904 E Nora Ave,  
Spokane WA 99216