

2012-005044

Klamath County, Oregon



05/14/2012 01:10:46 PM

Fee: \$37.00

**ASSIGNMENT OF TRUST DEED**

Returned @ Counter

**South Valley Bank & Trust, custodian  
Steven Shapiro IRA - 70%  
PO Box 784  
Medford, Or 97501**

**Assignor**

**TO**

**DeAnne L. Snyder  
PO Box 706  
Grants Pass, Or 97528**

**Assignee**

**After Recording, return to:  
Pacific Trust Deed Servicing Co, Inc.  
PO Box 697 #29083  
Grants Pass, OR 97528**

FOR VALUE RECEIVED, the undersigned who is the beneficiary under that certain trust deed dated **December 1, 2009**, executed and delivered by:

**Grantor: Peggy Freitas  
Trustee: Pacific Trust Deed Servicing Co, Inc. an Oregon corporation  
Beneficiary: Deanne L. Snyder**

recorded on **December 11, 2009** as Doc. # **2009-15645** of the Records of **Klamath County, Oregon** and conveying real property in that county described as follows:

A PORTION OF LOT 19, TOWNSEND TRACTS, IN THE COUNTY OF KLAMATH, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF TRACT 19, TOWNSEND TRACTS, AT A POINT THEREON DISTANT 50 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT; THENCE EAST ALONG SAID SOUTH LINE 50 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID TRACT 145 FEET TO THE NORTH LINE OF SAID TRACT; THENCE WEST ON THE NORTH LINE 50 FEET; THENCE SOUTH AND PARALLEL TO SAID EAST LINE TO TRACT, 145 FEET TO THE PLACE OF BEGINNING.

Hereby grants, assigns, transfers, and sets over to: **Deanne L. Snyder**

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.

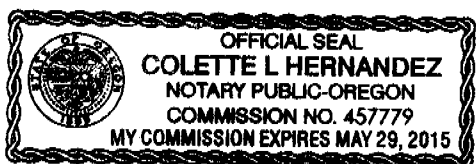
The undersigned hereby covenants to and with the assignee that the undersigned is the beneficiary or beneficiary's successor in interest under the trust deed and is the owner and holder of the beneficial interest therein and has the right to sell, transfer and assign the same, and the note or other obligation secured thereby. There is now unpaid on the obligations secured by the trust deed the sum of not less than **\$35,000.00** with interest thereon at the rate of **10%** percent per annum from **April 11, 2012**.

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.

Dated: May , 2012

**South Valley Bank & Trust, custodian  
Steven Shapiro IRA:**

*Tracy Ronningen*  
**Tracy Ronningen, IRA Trust Administrator  
as to his 70% undivided interest**



**STATE OF OREGON**, County of *Klamath*  
This instrument was acknowledged before me on May 14<sup>th</sup>, 2012  
By **Tracy Ronningen, IRA Trust Administrator of South Valley Bank & Trust, custodian Steven Shapiro IRA.**

*Colette Hernandez*  
Notary Public for Oregon  
My Commission Expires: *May 29, 2015*