



05/23/2012 11:55:28 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

ASSIGNMENT OF BENEFICIAL INTEREST IN TRUST DEED

DATED: May 12, 2012

BETWEEN: Janet Falls "Assignor"
1525 Cold Springs Road #66
Placerville CA 95667

AND William M. Ganong and Marie I. Ganong "Assignee"
Trustees of the WMGPS Trust, and their
successors in Trust
514 Walnut Avenue
Klamath Falls OR 97601

Assignor, Janet Falls, is named as the beneficiary in that certain Trust Deed made by Chris L. Rookstool, 2448 Madison Street, Klamath Falls, Oregon 97603, Grantor, to AmeriTitle, an Oregon corporation, Trustee, dated May 10, 2005, recorded June 13, 2005 in Volume M05 at Page 4384 of the Microfilm Records of the Clerk of Klamath County, Oregon. Assignor owns all of the beneficial interest under said Trust Deed and is the holder of the Promissory Note dated May 10, 2005 in the face amount of \$50,000, which the Trust Deed secures. The Trust Deed is a lien against certain real property in Klamath County, Oregon described on Exhibit "A" attached hereto and incorporated herein by this reference. Assignor desires to assign all of her right, title, and interest under the Trust Deed and Promissory Note to Assignee, and Assignee desires to assume Assignor's rights and obligations under the Trust Deed and ownership of the Promissory Note.

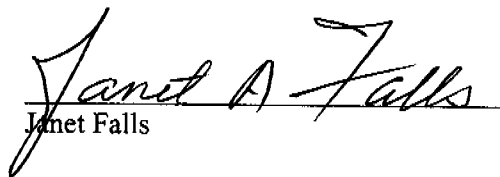
For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Assignor, Assignor hereby assigns, bargains, sells, and endorses to Assignee all of the rights, title, and interest of the beneficiary under the Trust Deed and in and to the Promissory Note described above. This Assignment is effective on May 12, 2012.

Assignee hereby accepts this Assignment and assumes and agrees to perform all obligations of the beneficiary under the terms of the Trust Deed and as holder of the Promissory Note in strict accordance with the terms of the Trust Deed from and after the effective date.

Assignor represents and warrants to Assignee that the Trust Deed and the Promissory Note that it secures were duly made and executed by Grantor and delivered to Assignee for good and valuable consideration, being the sale by Assignor of the real property described on Exhibit "A" attached hereto to Grantor. As of the date of this Assignment, the Promissory Note and Trust Deed are in full force and effect. As of April 24, 2012, the unpaid principal balance of the Promissory Note secured by the Trust Deed was \$39,317.75. As of the effective date of this Assignment, the Trust Deed is in default due to the Grantor's failure to pay real property taxes owed to Klamath County, Oregon for the tax years 2010-2011 and 2011-2012, and due to Grantor's failure to purchase and maintain fire and other casualty insurance for the full replacement value of the improvements on the real property described on Exhibit "A."

Assignor further represents and warrants to Assignee that the terms and conditions of the Trust Deed and the Promissory Note it secures have not been altered, amended, or changed in any way.

IN WITNESS WHEREOF, the Assignor has executed this Assignment effective as of the date first set forth herein above.


Janet Falls

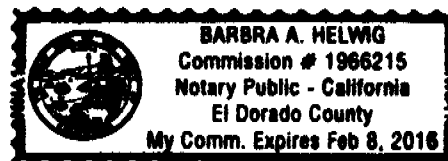
STATE OF CALIFORNIA, County of El Dorado) ss.

On May 17, 2012, before me, Barbra A. Helwig, Notary Public, personally appeared Janet Falls who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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 



Beginning at a point on the South bank of the Enterprise Irrigation District Ditch where it crosses the East line of the NE1/4 SE1/4 of Section 2, Township 39 South of Range 9 East of the Willamette Meridian, approximately 480 feet South of the quarter corner on the East line of said Section; thence along the said South bank or line of said ditch, North 61°18' West a distance of 87 feet; North 70°38' West a distance of 524 feet; thence South 79°21' South a distance of 51 feet; thence South 39°14' West a distance of 68 feet to a point on the Easterly line of Bailey Tracts No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence following said line South 0°19' West a distance of 322.5 feet to an iron pin; thence East 430.4 feet to an iron pin; thence South 93 feet to an iron pin; thence East 235 feet, more or less, to said East line of said Section 2; thence North along said section line a distance of 262 feet, more or less, to the point of beginning, situate in the NE1/4 of SE1/4 of said Section 2; saving and excepting for roadway purposes a strip of land 30 feet wide East and West along the East line of said above described tract.

EXCEPTING THEREFROM:

A parcel of land situated in the E1/2 NE1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South bank of the Enterprise Irrigation District Ditch where it crosses the East line of NE1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon approximately 480 feet South of the quarter corner of the East line of said Section; thence along the said South line of bank of said ditch, North 61°18' West a distance of 87 feet; thence North 70°38' West a distance of 524 feet; thence South 79°21' West a distance of 51 feet; thence South 39°14' West a distance of 60 feet to a point on the Easterly line of Bailey Tracts No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence following said line South 0°19' West a distance of 322.5 feet to an iron pin; thence East 430.4 feet to an iron pin marking the most Northerly corner of Lot 3, Block 1, Bel Aire Gardens; thence continuing East a distance of 75.0 feet to a point; thence North 0°14'30" West a distance of 100.0 feet to a point; thence East a distance of 160.0 feet to a point on the East line of said Section 2; thence North along said Section line to the point of beginning.

EXCEPTING the Easterly 30 feet thereof lying within the Right-of-Way of Madison Street.

ALSO EXCEPTING THEREFROM A parcel of land situated in the East 1/2, Northeast 1/4 Southeast 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin on the Westerly line of Madison Street, said point being North 0°14' 30" West a distance of 193.0 feet from the intersection of the Southerly line of that tract of land as described in Deed Volume 211, page 211, Records of Klamath County, Oregon, with the Westerly line of Madison Street said beginning point being North 0°04' West a distance of 1,340.2 feet South 89°13' West a distance of 30.0 feet and North 0°14'30" West a distance of 766.8 feet from the Southeast corner of said Section 2; thence South 0°14'30" East along the Westerly line of Madison Street a distance of 100.00 feet to a 1/2 inch iron pin; thence West parallel with the North line of BELAIRE GARDENS SUBDIVISION and parallel with the Southerly line of that tract of land as described in Deed Volume 211, page 211, a distance of 130.0 feet to a 1/2 inch iron pin; thence North 0°14'30" West parallel with Madison Street a distance of 100.00 feet to a 1/2 inch iron pin; thence East parallel with the North line of BEL-AIRE GARDENS SUBDIVISION and parallel with the Southerly line of that tract of land as described in said Deed Volume 211, page 211, a distance of 130.0 feet to the point of beginning.

Klamath County Assessor's Parcel No. R-3909-002DA-02700 and Key No. 521199