

2012-014128

Klamath County, Oregon



12/19/2012 02:35:44 PM

Fee: \$47.00

Record & County

After recording, please send to:
Clinton McGilvray, Assignor/Assignee
4409 E. Langell Rd.
Bonanza, OR 97623

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

Pursuant to Klamath County Circuit Court Case No. 1104513CV, the undersigned, who is the Personal Representative of the beneficiary under that certain trust deed dated July 9, 2010, executed and delivered by Bruce Michael Broaddus, grantor, to Amerititle, an Oregon Corporation, trustee, in which James McGilvray is the beneficiary, recorded on July 13, 2010, record number 2010-008455 of the Records of Klamath County Oregon and conveying real property in that county described as follows:

See Exhibit "A" attached hereto and made a part hereof for complete legal description

Hereby grants, assigns, transfers, and sets over to Clinton McGilvray, 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 pursuant to Klamath County Circuit Court Case No. 1104513CV, 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 \$154,223.65 with interest thereon at the rate of 6 percent per annum from December 17, 2012.

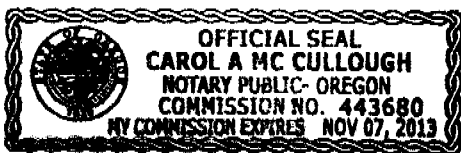
In construing this instrument, where the context so requires, the singular includes the plural, the words "trustee," "grantor" and "beneficiary" include their respective successors in interest, if any, and all grammatical changes shall be made so that this instrument shall apply equally to business, other entities and to individuals.

IN WITNESS WHEREOF, the undersigned has executed this instrument on 19 day of December, 2012.

Clinton McGilvray Personal Representative
Clinton McGilvray, Personal Representative
Of the Estate of James McGilvray

STATE OF OREGON)
) ss.
County of Klamath)

Subscribed and sworn to before me this 19 day of December, 2012.



Carol A. McCullough
Notary Public for Oregon
My Commission Expires: Nov. 7, 2013

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Those portions of Lots 29B, 30B and all of 39B, 40B and 49B, together with vacated streets and alleys in East Bonanza, Klamath County Oregon, lying South of Lost River, lying within boundaries as follows:

Beginning at the Northeast corner of the SE1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian; thence South along the East line of said SE1/4 a distance of 630 feet, more or less to a point on the center line of the South Channel of Lost River, which is the point of beginning of this description; thence South along the said East line of said SE1/4 a distance of 1140 feet, more or less, to a point on the said line due East 30 feet from the Southeast corner of Lot or Tract No. 49B according to the plat filed January 9, 1907 of East Bonanza; thence Westerly along South line of the said Lot or Tract No. 49B, a distance of 600 feet, more or less to the Southwest corner of the said Lot or Tract No. 49B; thence Northerly along the West line of said Lot or Tract No. 49B and along the West line of Lots 40B, 39B, 30B, and Lot 29B, according to the above said plat to the point on the center line of the main channel of said Lot River; thence Southeasterly along said center line of the main channel of said Lost River, South of the island located in the said river to the point of beginning.

Parcel 2:

Beginning at the Southeast corner of the Tract No. 49A as originally platted in East Bonanza, according to the duly recorded plat of said East Bonanza, and being situated in the SE1/4 of Section 10 Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence West along the South line of said Tract 49A a distance of 104.5 feet; thence North at right angles 209.0 feet; thence East and parallel with the South line of said Tract 104.5 feet; thence South along the East line of said Tract 209.0 feet to the point of beginning.

Parcel 3:

A portion of the SE1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, formerly part of East Bonanza or Shook's Addition, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the SE1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, which is West 600 feet along the East and West center line of Section 10 aforesaid and South parallel with the Easterly line of said Section 10, 125 feet from the quarter section corner common to Sections 10 and 11, Township 39 South, Range 11 East said point of beginning is the Southeast corner of that certain tract of land described in deed from John S. Shook et ux to J.L. Sparretorn recorded in Volume 55, page 586, Deed Records of Klamath County, Oregon; thence along the Southerly boundaries of land described in said deeds, South 80°12' West 705.3 feet to the Southeast corner of that certain Tract of land more particularly described in that certain deed to Lula Sparks and Jonah Sparks, which deed is dated December 2, 1929 and recorded in Volume 88, page 336, Deed Records of Klamath County, Oregon;

(Parcel 3 Continued)

thence Southwesterly along the center or thread of the main or South channel Lost River 1460 feet, more or less to a point 30 feet Northeast or upstream from the center of Lost River bridge Langell Valley Market Road, which is also known as Klamath County Market Road No. 3 or the Bonanza-Lorella North Road; thence Southeasterly and Easterly along the Northerly boundary of said Mark Road to its intersection with the Easterly line of vacated Tract No. 49A of East Bonanza; thence Northerly along the Westerly line of the land described in that certain deed to William Wood recorded in Volume 95, page 589, Deed Records of Klamath County Oregon 1655 feet, more or less to the point of beginning, being a portion of the SE1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County Oregon.

EXCEPTING THEREFROM a tract of land more particularly described as follows:

Beginning at a point on the North line of Langell Valley Market Road where said line intersects the Westerly line of vacated Tract 49B in East Bonanza in Klamath County; thence North 209 feet along the Westerly line of said vacated Tract 49B; thence West 627 feet; thence South to the North line of said road above described; thence Southeasterly and Easterly along the North line of said road to the point of beginning.