

2013-004002

Klamath County, Oregon



00134308201300040020020020

RECORDING REQUESTED BY

ARLEN J. OPPER, TRUSTEE

04/16/2013 10:00:06 AM

Fee: \$42.00

AND WHEN RECORDED MAIL TO

MARTORANA LAW CORPORATION  
1500 River Park Drive, Suite 100  
Sacramento, CA 95815

Map/Tax Lot #: 3908-1100; 3908-1101; 3908-1700; 3908-1800; 3908-2700; 3908-2800

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, ARLEN J. OPPER, Executor of the Estate of Karen C. Opper, Deceased, (Sacramento County, California Superior Court No. 34-2011-102784), pursuant to Letters Testamentary attached hereto, and pursuant to Sacramento County Court Order dated February 6, 2013, hereby grants, assigns and transfers to ARLEN J. OPPER, Trustee of the ALYSON M. OPPER TRUST NO. 1 and ARLEN J. OPPER, Trustee of the LEXI B. OPPER TRUST NO. 1, (as to a ½ interest each) all of KAREN C. OPPER'S 50% beneficial interest under that certain Deed of Trust dated March 10, 2006, executed by Warren Jan and Amy Jan and Sheau-Pey Chan Yeh and Wu-Hsiun Chan and Shou R. Lin and Linda Lin and Fang Yen Hong and Chun-Mei Hong and Tsai Chun Hung Jan and Ching Hong Hung and Shou-Min Lin and Chiang Kan Lin and Long Xuan Nguyen Le and May Hong, Grantors, First American Title Insurance Company of Oregon as Trustee, and recorded as Instrument No. M06-08357 on April 28, 2006, Official Records in the County Recorder's office of Klamath County, Oregon, AS DESCRIBED IN SAID DEED OF TRUST.

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

Dated 4/10/2013

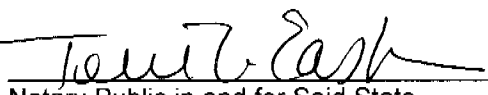
  
ARLEN J. OPPER, Executor

STATE OF CALIFORNIA     )  
                                      ) s.s.  
COUNTY OF SACRAMENTO    )

On April 10, 2013, before me, Terril Easlon, a notary public, personally appeared ARLEN J. OPPER 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 he executed the same in his authorized capacity, and that by his 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

  
Notary Public in and for Said State




5-24-2011

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address) <b>Frank L. Martorana, SBN 071836</b> <b>Martorana &amp; Anderson</b> <b>1500 River Park Drive, Suite 100</b> <b>Sacramento, CA 95815</b>		TELEPHONE AND FAX NOS <b>916.929.6464</b>	FOR COURT USE ONLY  2013 APR 11 PM 2:07  PROBATE SUPERIOR COURT OF CALIFORNIA COUNTY OF SACRAMENTO
ATTORNEY FOR (Name): <b>ARLEN J. OPPER</b>			
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Sacramento STREET ADDRESS: <b>3341 Power Inn Road</b> MAILING ADDRESS CITY AND ZIP CODE <b>Sacramento, CA 95826</b> BRANCH NAME			
ESTATE OF (Name) <b>KAREN C. OPPER</b> DECEDENT			
<input checked="" type="checkbox"/> <b>TESTAMENTARY</b> <input type="checkbox"/> <b>OF ADMINISTRATION WITH WILL ANNEXED</b>		<input type="checkbox"/> <b>LETTERS OF ADMINISTRATION</b> <input type="checkbox"/> <b>SPECIAL ADMINISTRATION</b>	CASE NUMBER <b>34-2011-102784</b>

- LETTERS**
- 1 ☒ The last will of the decedent named above having been proved, the court appoints (name)  
**ARLEN J. OPPER**  
 a ☒ executor  
 b ☐ administrator with will annexed
- 2 ☐ The court appoints (name)  
 a ☐ administrator of the decedent's estate  
 b ☐ special administrator of decedent's estate  
 (1) ☐ with the special powers specified in the Order for Probate  
 (2) ☐ with the powers of a general administrator  
 (3) ☐ letters will expire on (date)
- 3 ☒ The personal representative is authorized to administer the estate under the Independent Administration of Estates Act ☒ with full authority  
☐ with limited authority (no authority, without court supervision, to (1) sell or exchange real property or (2) grant an option to purchase real property or (3) borrow money with the loan secured by an encumbrance upon real property)
- 4 ☐ The personal representative is not authorized to take possession of money or any other property without a specific court order

- AFFIRMATION**
- 1 ☐ PUBLIC ADMINISTRATOR No affirmation required (Prob Code, § 7621(c))
- 2 ☒ INDIVIDUAL I solemnly affirm that I will perform the duties of personal representative according to law
- 3 ☐ INSTITUTIONAL FIDUCIARY (name)  
 I solemnly affirm that the institution will perform the duties of personal representative according to law  
 I make this affirmation for myself as an individual and on behalf of the institution as an officer  
 (Name and title)

4 Executed on (date) **4/26/2011**, California  
 at (place) **Sacramento**

  
 (SIGNATURE)

**CERTIFICATION**

I certify that this document is a correct copy of the original on file in my office and the letters issued the personal representative appointed above have not been revoked, annulled, or set aside, and are still in full force and effect

WITNESS, clerk of the court, with seal of the court affixed


(SEAL)

Date **APR 11 2013**

Clerk, by  
**D. DAVIS**  
 (DEPUTY)

(SEAL)

Date **APR 11 2013**

Clerk, by  
  
 (DEPUTY)