

470313028650 ACCOM  
RECORDING REQUESTED BY:

2013-004764  
Klamath County, Oregon  
05/03/2013 03:46:48 PM  
Fee: \$42.00

ASSIGNOR:  
Mary B. Kelley, IRA, Oregon Pacific Bank, as  
Successor Custodian to South Valley Bank &  
Trust, an Oregon Banking Corporation,  
Custodian of the Mary B. Kelley IRA as provided  
in the Assignment and Substitution Agreement by  
South Valley Bank & Trust, an Oregon state  
chartered Member Bank, as Assignor and  
Oregon Pacific Bank as Assignee dated  
September 5, 2012  
PO Box 1784  
Medford, OR 97501

ASSIGNEE:  
Equity Trust Company FBO Mary B. Kelley, IRA  
PO Box 20608  
Waco, TX 76702

AFTER RECORDING RETURN TO:  
Equity Trust Company FBO Mary B. Kelley IRA  
PO Box 20608  
Waco, TX 76702

Escrow No: 470313028650-TTJA02

SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### ASSIGNMENT OF PROMISSORY NOTE AND TRUST DEED BY BENEFICIARY

FOR VALUE RECEIVED, the undersigned who is the beneficiary or the beneficiary's successor in interest under that certain trust deed and promissory note dated August 27, 2012, executed and delivered by Benson Edwards, grantor, to Amerititle, trustee, in which Mary B. Kelley, IRA, South Valley Bank & Trust, an Oregon Banking Corporation, its successors and assigns, Custodian is the beneficiary, recorded on August 28, 2012, recording number 2012-009564 of the Records of Klamath County, Oregon and conveying real property in that county described as follows:

NE ¼ of Section 23, Township 40 South, Range 13 East of the Willamette Meridian; Excepting therefrom that portion conveyed to United States of American by deed recorded November 23, 1922 in Volume 59, page 334, Deed Records of Klamath County, Oregon

Hereby grants, assigns, transfer, and sets over to Equity Trust Company FBO Mary B. Kelley IRA, PO Box 20608, Waco, TX 76702 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 promissory note and 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 \$140,000.00 with interest thereon at the rate of 4.80 percent annum from August 27, 2012.

In construing this instrument, and whenever the context so requires, the singular includes the plural.

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IN WITNESS WHEREOF, the undersigned has hereunto executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Kathleen S Finney AWP T.O.

Mary B. Kelley, IRA: Oregon Pacific Bank, as Successor Custodian to South Valley Bank & Trust, an Oregon banking corporation, Custodian of the Mary B. Kelley IRA as provided in the Assignment and Substitution Agreement by South Valley Bank & Trust, an Oregon state-chartered Member Bank, as Assignor and Oregon Pacific Bank as Assignee dated September 5, 2012.

STATE OF OREGON, County of Jackson ss.

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

This instrument was acknowledged before me on April 22, 2013, by KATHLEEN S FINNEY as AWP T.O. of Oregon Pacific Bank

Connie D. Sickler  
Notary Public for Oregon  
My commission expires May 1, 2015

