

2013-005686
Klamath County, Oregon
05/21/2013 03:01:14 PM
Fee: \$47.00

470313027346 ACCOM
RECORDING REQUESTED BY:

ASSIGNOR:

Jane A. Craigmiles, IRA, Oregon Pacific Bank, as
Successor Custodian to South Valley Bank &
Trust, an Oregon Banking Corporation of the
Jane A. Craigmiles IRA as provided in the
Assignment and Substitution Agreement by and
between 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 FBO Jane A. Craigmiles IRA
PO Box 20608
Waco, TX 76702

AFTER RECORDING RETURN TO:

Equity Trust FBO Jane A. Craigmiles IRA
PO Box 20608
Waco, TX 76702

Escrow No: 470313027346-TTJA02

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PARTIAL ASSIGNMENT OF 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 dated August 7, 2008, executed and delivered by Faith Tabernacle of Klamath Falls, Oregon, an Oregon non-profit corporation, having its office at 2610 Shasta Way, Klamath Falls, Oregon 97601, grantor, to Amerititle, trustee, in which Jane A. Craigmiles, IRA, South Valley Bank & Trust, an Oregon Banking Corporation, its successors and assigns, Custodian, as to their 25% interest, Tom McGowan and Barbara McGowan, or the survivor, as to a 25% interest; Robert Edgar and Evelyn Edgar, or the survivor as to a 5% interest; Wayne Hastings and Etta Hastings, or the survivor as to a 5% interest; Mark Weaver IRA South Valley Bank & Trust, an Oregon banking corporation, its successors and/or assigns, Custodian as to a 10% interest; Doug Newman and Leta Newman, or the survivor, as to a 20% interest; Don Renie and Sandy Renie, Trustees of the Hester M. Dexter Trust, as to 5% interest and Jeff Marx and Nancy Marx, or the survivor as to a 5% interest is the beneficiary, recorded on November 7, 2008 as 2008-0015116 of the Records of Klamath County, Oregon and conveying real property in that county described as follows:

See Attached Exhibit "A"

Jane A. Craigmiles, IRA, Oregon Pacific Bank, as Successor Custodian to South Valley Banking Corporation, of the Jane A. Craigmiles IRA as provided in the Assignment and Substitution Agreement by and between 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 97501-0140, as to her 25% interest, hereby grants, assigns, transfer, and sets over to Equity Trust FBO Jane A. Craigmiles IRA as to her 25%, 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 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 \$560,000.00 with interest thereon at the rate of 6.00 percent annum from October 7, 2008.

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

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TICOR TITLE

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.

Oregon Pacific Bank, Custodian for Allan C. Dignitas IRA

Dane M. Dombros, Vice Pres.
Trustee

STATE OF OREGON, County of *Jackson*)ss.

This instrument was acknowledged before me on *February 14, 2013* by *Dane M. Dombros*

This instrument was acknowledged before me on *February 14, 2013* by *Dane M. Dombros* as *Vice President of Oregon Pacific Bank*

Beth L Knorr
Notary Public for Oregon
My commission expires *09-02-2015*



AKC

UNOFFICIAL COPY

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of TRACT 43 OF ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the West boundary line of said TRACT 43 OF ENTERPRISE TRACTS in Klamath County, Oregon, which point is South 0°00 1/2' East 73 feet and North 89°54' East 30 feet from the Section corner common to Sections 33 and 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and Sections 3 and 4, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0°00 1/2' East along the West line of said Tract 43, a distance of 289.75 feet; thence North 89°54' East along a line parallel to Shasta Way, a distance of 250 feet; thence North 0°00 1/2' West 289.75 feet; thence South 89°54' West 250 feet, more or less, to the point of beginning, being a portion of TRACT 43 OF ENTERPRISE TRACTS.

Saving and excepting a portion of Tract 43, Enterprise Tracts, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of Tract 43, Enterprise Tracts in Klamath County, Oregon, which point is South 0°00 1/2' East 362.75 feet, and thence North 89°54' East 30 feet from the section corner common to Sections 33 and 34, Township 38 South Range 9 East of the Willamette Meridian and Sections 3 and 4, Township 39 South Range 9 East of the Willamette Meridian; thence North 89°54' East a distance of 250.0 feet; thence North 0°00 1/2' West a distance of 125.0 feet; thence South 89°54' West a distance of 250.0 feet to the West line of said Tract 43; thence South 0°00 1/2' East along said West line, a distance of 125.0 feet to the point of beginning.

ALSO SAVING AND EXCEPTING the West 10 feet conveyed to Klamath County in Deed Volume M70, page 484, Microfilm Records of Klamath County, Oregon, for widening of Washburn Way.

TOGETHER WITH an agreement, including the terms and provisions thereof, by and between Faith Tabernacle, Inc., an Oregon corporation, as grantor and Melvin L. Stewart and Billy J. Skillington, grantees, dated January, 1981, recorded April 2, 1981, in Volume M81, page 6012, Deed Records of Klamath County, Oregon, for hot water well use.

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