

2013-006134

Klamath County, Oregon



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05/31/2013 11:03:43 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, OR 97601

ASSIGNMENT OF BENEFICIAL INTEREST IN TRUST DEED

DATED: January 2, 2013

BETWEEN: LCH Investments, an
Oregon General Partnership
600 Hillside Avenue
Klamath Falls, Oregon 97601

"Assignor"

AND LCH Investments LLC, an
Oregon Limited Liability Company

"Assignee"

LCH Investments, an Oregon General Partnership, Assignor, for good and valuable consideration, grants, assigns, and transfers to LCH Investments LLC, an Oregon Limited Liability Company, Assignee, the interest of the Beneficiary of that Trust Deed dated November 9, 2010, made by Leroy Tillery and Carol Tillery, dba 600 Spring Street, as Grantors, in favor of First American Title, as Trustee, for the benefit of LCH Investments, an Oregon General Partnership, as Beneficiary, recorded November 15, 2010 in the records of the Clerk of Klamath County, Oregon in Volume 2010 at Page 013259. Assignor owns all of the beneficial interest under said Trust Deed and is the holder of the Promissory Note dated November 9, 2012 in the face amount of \$65,000, which the Trust Deed secures. The Trust Deed is a lien against certain real property in Klamath County, Oregon described as:

Lots 6A and 6B, Block 7, Railroad Addition, to the City of
Klamath Falls, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon

Klamath County Assessor's Account No. R-3809-033BB-09900-000
Property ID No. R415214

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Assignor desires to assign all of the estate's 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 December 31, 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 Grantors and delivered to Assignee for good and valuable consideration, being the sale by Assignor of the real property described above to Grantors. As of the date of this Assignment, the Promissory Note and Trust Deed are in full force and effect. As of December 18, 2012, the unpaid principal balance of the Promissory Note secured by the Trust Deed was \$37,076.41.

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.

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

Harold R. Heaton

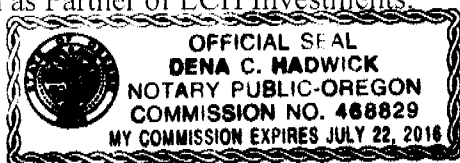
Harold R. Heaton, Partner

Larry C. Heaton

Larry C. Heaton, Partner

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on January 2, 2013, by Harold R. Heaton as Partner of LCH Investments.



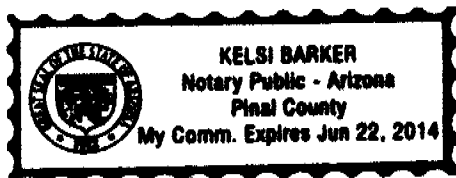
Dena C. Hadwick

Notary Public - State of Oregon

My commission expires: 7-22-2016

Arizona
STATE OF ~~OREGON~~)
) ss.
County of ~~Klamath~~ Pinal)

This instrument was acknowledged before me on January 17th, 2013, by Larry C. Heaton as Partner of LCH Investments.



Kelsi Barker

Notary Public - State of Oregon ^{Arizona}

My commission expires: 6/22/2014