

2013-006321

Klamath County, Oregon

06/04/2013 03:47:52 PM

Fee: \$52.00

470313028149 ACCOM
RECORDING REQUESTED BY:

ASSIGNOR:

Robert L. Seus Rollover IRA, Oregon Pacific Bank, as Successor Custodian to South Valley Bank & Trust, an Oregon Banking Corporation, of the Robert L. Seus Rollover 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 Company, Custodian, FBO Robert L. Seus Rollover IRA
PO Box 20608, Waco, TX 76702

AFTER RECORDING RETURN TO:

Equity Trust Company, Custodian, FBO Robert L. Seus Rollover IRA
PO Box 20608
Waco, TX 76702

5500 N. Highway 97, Klamath Falls, OR 97601
Escrow No: 470313028149-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 January 23, 2006, which trust deed and promissory note were modified March 27, 2009, executed and delivered by Emilio Valle, grantor, to Lawyers Title Insurance Corporation, trustee, in which Robert L. Seus Rollover, IRA, South Valley Bank & Trust, an Oregon Banking Corporation, its successors and assigns, Custodian is the beneficiary, recorded as document no. M06-02224 of the Records of Klamath County, Oregon and conveying real property in that county described as follows:

See Attached Exhibit "A"

Hereby grants, assigns, transfer, and sets over to Equity Trust Company, Custodian FBO Robert L. Seus Rollover 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 promissory note and 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 \$557,338.78 with interest thereon at the rate of 12.00 percent annum from March 1, 2013.

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

TICOR TITLE

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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 AVPTO

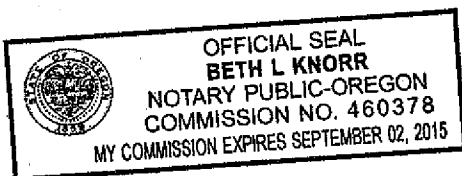
Robert L. Seus Rollover IRA: Oregon Pacific Bank, as Successor Custodian to South Valley Bank & Trust, an Oregon banking corporation, of the Robert L. Seus Rollover IRA as provided in the Assignment and Substitution Agreement by and between South Valley Bank & Trust, an Oregon state-chartered Member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

STATE OF OREGON, County of Jackson ss.

This instrument was acknowledged before me on March 22, 2013, by Kathleen S. Finney AVPTO

This instrument was acknowledged before me on March 22, 2013, by Kathleen Finney as A.V.P. of Oregon Pacific Bank

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



**EXHIBIT A
LEGAL DESCRIPTION**

THE NOTE SECURED BY THIS TRUST DEED CONTAINS PARTIAL RELEASE PROVISIONS.

Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1: A tract of land situated in the NW1/4SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the W1/4 corner of said Section 7; thence South 89°49' East 799.00 feet to the Westerly right of way line of highway 97 (Dalles-California Hwy); thence South 11°36' East along said right of way line 506.29 feet; thence South 78°24' West 99.36 feet to the True Point of Beginning of this description; thence continuing South 78°24' West 286.05 feet; thence South 07°55'20" East 272.65 feet; thence South 85°03'50" West 92.90 feet; thence South 00°06'00" East 37.00 feet; thence South 69°30'10" East 475.00 feet (South 69°29' East 474.8 feet by recorded Survey No. 2148, as recorded in the office of the Klamath County Surveyor); thence North 11°36' West 87.00 feet; thence North 78°24' East 73.15 feet; thence North 11°36' West 13.00 feet; thence North 78°24' East 27.00 feet to the Westerly right of way line of said Highway; thence North 11°36' West along said right of way line, 132.35 feet; thence South 85°27'15" West 92.51 feet; thence North 11°54'47" West 74.84 feet; thence North 74°21'03" East 45.98 feet; thence North 11°30'13" West 57.41 feet to the Southerly edge of a concrete sidewalk; thence along the Southerly and Westerly edge of said sidewalk; South 78°16'22" West 43.47 feet and North 16°40'10" West 125.02 feet; thence North 73°19'50" East 5.50 feet; thence North 16°40'10" West 46.06 feet to the True Point of Beginning; with bearings based on said recorded Survey No. 2148.

Parcel 2:

Beginning at a point on the Westerly right of way line of the New Dalles-California Highway which lies South 89°49' East along the East-West center line of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, a distance of 799 feet and South 11°35' East along the Westerly right of way line of the above mentioned highway, a distance of 506.29 feet from the quarter section corner common to said Section 7, and Section 12, Township 38 South, Range 8 East of the Willamette Meridian; and running thence South 78°24' West at right angles to the Westerly right of way line of said Highway a distance of 460.0 feet to a point; thence South 0°06' East a distance of 300 feet to a point; thence South 89°43' East a distance of 320.6 feet to a point; thence South 48°36' East a distance of 112.7 feet to a point; thence South 32°36' East a distance of 107.1 feet to a point; thence North 78°24' East a distance of 100 feet to a point on the Westerly right of way line of above mentioned highway; thence North 11°36' West along the Westerly right of way line of said Highway a distance of 550 feet, more or less to the point of beginning, being in the NW1/4 of the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

EXCEPT that parcel of land conveyed to Donald Vanderhoff and Berty June Vanderhoff by Deed dated March 12, 1954 and recorded April 12, 1954 in Volume 266 page 331, Deed records of Klamath County, Oregon.

ALSO EXCEPT that parcel of land conveyed to Albert W. Schmeck and Vada H. Schmeck, husband and wife and Arthur Andrew Rickbeil and Annie M. Rickbeil, also known as Helen Annie Rickbeil by Deed dated March 12, 1954 and recorded April 14, 1954 in Volume 266 page 376, Deed records of Klamath County, Oregon.

ALSO EXCEPT that parcel of land described in that certain Contract of Sale dated May 15, 1978 a Memorandum of which was recorded May 16, 1978 at Book M78 on page 10145, in the official records of Klamath County, Oregon, to Harry L. Bonome and Dolores M. Bonome.

TOGETHER WITH the easements, common walkway and common driveways as shown in Memorandum of Contract of Sale, including the terms and provisions thereof, from Mehmet Ahmet and Donna Ahmet to Harry L. Bonome and Dolores M. Bonome, dated May 15, 1978 recorded May 16, 1978 in Volume M78 page 10145, Deed records of Klamath County, Oregon.

Parcel 3:

Lot 1 in Block 304 Darrow 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.

Tax Parcel Number: 430091 and 430135

64