

2013-008233

Klamath County, Oregon



00139496201300082330020028

07/19/2013 02:00:51 PM

Fee: \$42.00

**ASSIGNMENT OF TRUST DEED  
AND PROMISSORY NOTE  
BY BENEFICIARY – PAYEE**

FOR VALUE RECEIVED, the undersigned beneficiary (the Assignor) of a 1/3 interest under the trust deed dated April 16, 2009, and recorded, May 13, 2009 at 2009-006736 Microfilm Records of Klamath County, Oregon, wherein Don Johnston is the grantor, First American Title is the trustee and Mary Trellis Kellem, Jeanette Johnston and Dorothy M. Koepke, are the beneficiaries, which conveyed real property described in Exhibit "A" attached hereto and made a part hereof, hereby assign, grant and transfer the 1/3 rd interest of Mary Trellis Kellem to the State of OR, DHS, Estate Administration Unit (the Assignee) its successors and assigns her beneficial interest in said trust deed, together with her 1/3 rd interest in the promissory note and all obligations of grantors to beneficiary Mary Trellis Kellem mentioned in the promissory note or trust deed.

Assignor covenants to and with Assignee that Assignor is the Claiming Successor of the Small Estate of Testate Estate of Mary Trellis Kellem, Deceased, Klamath County Circuit Court Case No. 1000012CV, who was one of the beneficiaries under the trust deed and is the owner and holder of the beneficial interest of Mary Trellis Kellem therein and has the right to transfer and assign the same and the promissory note secured thereby. The unpaid obligation secured by the trust deed is in the sum of \$21,391.98 or more.

In construing this instrument, the singular includes the plural.


IN WITNESS WHEREOF, the Assignor has executed this agreement.

Dated: June 28<sup>th</sup>, 2013

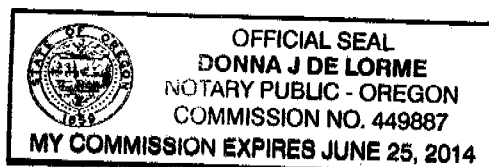
  
LELAND EARL KOEPKE

STATE OF OREGON    )  
                                  ) ss  
County of Klamath    )

This instrument was acknowledged by LELAND EARL KOEPKE before me on June 28<sup>th</sup>, 2013.

  
Notary Public for Oregon

After recording, return to: (MJ)  
Estate Admin Unit – PO Box 14021  
Salem OR 97309-5024



## EXHIBIT A.

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

**PARCEL 1:**

COMMENCING AT THE NORTHWEST CORNER OF LOT 12 IN BLOCK 7 OF ALTAMONT ACRES; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 12, BLOCK 7, ALTAMONT ACRES A DISTANCE OF 141.8 FEET; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 12, BLOCK 7, ALTAMONT ACRES, A DISTANCE OF 93 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING EASTERLY 93 FEET; THENCE NORTHERLY PARALLEL TO THE WESTERLY LINE OF SAID LOT 12, BLOCK 7, ALTAMONT ACRES, A DISTANCE OF 91.8 FEET; THENCE WESTERLY PARALLEL WITH THE NORTHERLY LINE OF LOT 12, BLOCK 7, ALTAMONT ACRES, A DISTANCE OF 93 FEET; THENCE SOUTHERLY 91.8 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

A TRACT OF LAND IN BLOCK 7 OF ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LAVERNE AVENUE 93.0 FEET EAST OF THE WEST LINE OF LOT 11 OF SAID BLOCK 7; SAID POINT BEING 30 FEET NORTH OF THE CENTERLINE OF LAVERNE AVENUE; THENCE NORTH PARALLEL TO THE WEST LINE OF LOT 11, 63.80 FEET TO A POINT; THENCE EAST 93 FEET TO A POINT; THENCE SOUTH 63.80 FEET TO A POINT ON THE NORTH LINE OF LAVERNE AVENUE; THENCE WEST 93.0 FEET TO THE POINT OF BEGINNING.

Also includes a 1971 mobile home with a Home ID #179953 and XPlate #X101106 and Serial Number #B2CK24CGDS0722.

Together with all tenements, hereditaments and appurtenances, including easements, and all other rights thereunto belonging or in any way now or hereafter appertaining, and the rents, issues, and profits thereof, together with all fixtures now or hereafter attached to or used in connection with said real estate.