

2013-011259

Klamath County, Oregon



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10/03/2013 03:48:32 PM

Fee: \$47.00

ASSIGNOR:

Estate of James R. Lancaster  
By Debra Sue Kendall  
Personal Representative

ASSIGNEE

Debra Sue Kendall  
and Dale Lancaster

AFTER RECORDING RETURN TO:

Matthew T. Parks  
Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls, OR 97601

**ASSIGNMENT OF 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 March 29, 2004, executed and delivered by K D M Enterprises, an Oregon Corporation, grantor, to Aspen Title & Escrow, Inc., trustee, and, AmeriTitle, successor trustee, in which James R. Lancaster and Janice M. Lancaster or survivor is the beneficiary, recorded on April 19, 2004, in Volume M04 on page 22992 and re-recorded to correct legal description in Volume M04 on page 38747, of the Records of the Clerk of Klamath County, Oregon, and conveying real property in that county described as follows, to-wit:

See Exhibit "A" attached hereto.

hereby grants, assigns, transfers, and sets over to Debra Sue Kendall a fifty percent (50%) interest and to Dale Lancaster, a fifty percent (50%) interest, 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 \$199,157.73 with interest thereon at the rate of 6.5% per annum from September 17, 2013.

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

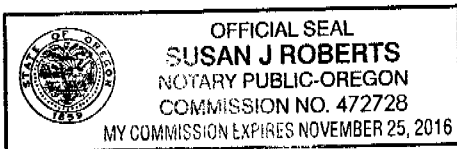
IN WITNESS WHEREOF, the undersigned has hereunto executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

DATED: 10-2-13

Debra Sue Kendall  
Debra Sue Kendall, Personal Representative  
For the Estate of James Robert Lancaster

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT was acknowledged before me on Oct 2, 2013, by Debra Sue Kendall, the Personal Representative of the Estate of James Robert Lancaster.



Susan J Roberts  
NOTARY PUBLIC FOR OREGON  
My Commission expires:

Exhibit A

PARCEL 1:

The W 1/2 W 1/2 W 1/2 of Lot 1, Section 7, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

That parcel of land enclosed by a line starting at point 174.98 feet East from the Northwest corner of Section 7, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence Easterly along the North boundary of said Section 7 for a distance of 382.6 feet; thence Southerly parallel to the West boundary of said Section 7 for a distance of 382.6 feet; thence Westerly along a line parallel to the Northern boundary of said Section 7 for a distance of 382.6 feet; thence Northerly parallel to the West boundary of said Section 7 for a distance of 382.6 feet to the point of beginning.

EXCEPTING THEREFROM that portion of Parcel No. 1 and Parcel No. 2 the portion of land more particularly described as follows:

A tract of land located in Section 7, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, beginning at the intersection of the North boundary line of the Klamath Indian Reservation and the Easterly line of the Dalles-California Highway; thence Southeasterly along the Easterly line of said Highway 50 feet; thence Northeasterly parallel with the North line of said Klamath Indian Reservation 200 feet; thence Northwesterly parallel with the Easterly line of said Highway 50 feet to the North line of the Klamath Indian Reservation; thence Southwesterly along the said North line 200 feet to the true point of beginning.

PARCEL 3:

The SE 1/4 SE 1/4 Section 1, Township 29 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and Lot 7 (SW 1/4 SW 1/4) Section 6, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING from said property that portion thereof described as follows: Parcels 1&2 of Land Partition 26-92 situated in the SW 1/4, SW 1/4 Section 6 from 29 EB, East of the Willamette Meridian and Beginning at the Southwest corner of said Section 6; thence along the West line of said Section 6 to the Northwest corner of the SW 1/4 SW 1/4 of said Section 6 North 1° 32' 00" East 1,336.69 feet to the true point of beginning of this description; thence along the North line of the SW 1/4 SW 1/4 of said Section 6 South 87° 14' 00" East 163.0 feet to the Westerly right of way line of U.S. Highway No. 97; thence along the Westerly edge of said right of way South 17° 47' 50" West 597.05 feet; thence continuing along the Westerly edge of said right of way on a spiral curve left 516.33 feet; thence leaving the Westerly edge of said right of way South 55° 47' 50" West 282.54 feet to a point on the Northerly right of way line of Oregon State Highway No. 230; thence along the Northerly edge of said right of way North 85° 51' 10" West 872.40 feet to a point on the Easterly right of way line of the Redmond-Klamath Falls, Bonneville Power Administration transmission line; thence along the Easterly edge of said right of way North 4° 28' 40" East 1,228.83 feet to the North line of the SE 1/4 SE 1/4 of said Section 1; thence along said North line South 87° 14' 00" East 1,168.36 feet to the true point of beginning.

EXCEPTING THEREFROM the following:

- (a) That portion conveyed to Klamath County for road purposes by deed recorded May 5, 1931 in Volume 95, Page 202, Deed Records of Klamath County, Oregon.
- (b) That portion conveyed to Klamath County for road purposes by deed recorded April 28, 1937 in Volume 109, Page 1, Deed Records of Klamath County, Oregon.
- (c) That portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded May 6, 1946 in Volume 188, Page 387, Deed Records of Klamath County, Oregon.
- (d) That portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded June 18, 1954 in Volume 267, Page 408, Deed Records of Klamath County, Oregon.
- (e) That portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded August 31, 1955, in Volume 277, Page 156, Deed Records of Klamath County, Oregon.

PARCEL 4:

A tract of land located in the NW 1/4 NW 1/4 (Lot 1) of Section 7, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the North boundary line of Klamath Indian Reservation and the Easterly line of the Dalles-California Highway; thence Southeasterly along the Easterly line of said Highway 50 feet; thence Northeasterly parallel with the North line of said Klamath Indian Reservation 200 feet; thence Northwesterly parallel with the Easterly line of said Highway 50 feet to the North line of the Klamath Indian Reservation; thence Southwesterly along the said North line 200 feet to the point of beginning.