

ASSIGNMENT OF CONTRACT; and ASSIGNMENT
OF TRUST DEED BY BENEFICIARY

Kimball L. Wallis, and Joanne K. Wallis
PO Box 249, Saint Paul, OR 97137

Assignors.

TO

Equity Trust Company, Custodian FBO
Locatelli Rao Roth IRA #Z094695
225 Burns Road Elyria, OH 44035

Assignees.

After Recording, Return To:
Equity Trust Company, Custodian FBO
Locatelli Rao Roth IRA #Z094695
225 Burns Road Elyria, OH 44035

2014-000088

Klamath County, Oregon



00146999201400000880010013

01/07/2014 09:06:29 AM

Fee: \$42.00

KNOW ALL BY THESE PRESENTS that the undersigned, hereinafter called the assignor, for the consideration hereinafter stated, has sold and assigned and hereby does grant, bargain, sell, assign and set over unto Locatelli Rao and Equity Trust Company, Custodian FBO Locatelli Rao Roth IRA #Z094695, hereinafter called the assignee, and to assignee's heirs, successors and assigns, all of the vendee's right, title and interest in and to that certain contract for the sale of real estate closed and completed on or about December 3, 2013, between Kimball L. Wallis and Joanne K. Wallis as sellers and Joseph N. Laperriere, as buyer, together with all of the right, title and interest of the assignor in and to the real estate described therein. The assignor hereby expressly covenants with and warrants to the assignee that the assignor is the owner of the vendee's interest in the real estate described in the contract of sale, and that the unpaid principal balance of the purchase price thereof is not more than \$6,400.00, with interest paid thereon from December 9, 2013. Further, upon compliance by the assignee with the terms of the contract, the assignor directs that conveyance of the real estate be made and delivered to the order of the assignee.

AND FURTHER, FOR VALUE RECEIVED, the undersigned who is the beneficiary or the beneficiary's successor in interest under that certain trust deed dated December 3, 2013, executed and delivered by Joseph N. Laperriere, grantor(s), to First American Title Company of Oregon, trustee, in which Kimball L. Wallis and Joanne K. Wallis are the beneficiaries, recorded on December 3, 2013, in ☐ book ☐ reel ☒ volume No. — on page , and/or as ☐ fee ☐ file ☒ instrument ☐ microfilm ☐ reception No. 2013-013343 (indicate which) of the Records of Klamath County, Oregon and conveying real property in that county described as follows: The S1/2 of the S1/2 of the NW1/4 of the NE1/4 of Section 25, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

hereby grants, assigns, transfers, and sets over to Equity Trust Company, Custodian FBO Locatelli Rao Roth IRA #Z094695, 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 \$6,400.00 with 7.9% interest per annum thereon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$5,440.00.

In construing this instrument, and 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.

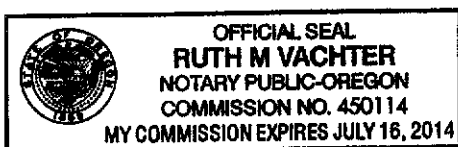
DATED December 12, 2013

Kimball L. Wallis
Kimball L. Wallis

Joanne K. Wallis
Joanne K. Wallis

STATE OF OREGON)
) ss.
Marion County)

This instrument was acknowledged before me on December 12, 2013, by Kimball L. Wallis and Joanne K. Wallis.



Ruth M. Vachter
Notary Public for Oregon
My Commission Expires: 7/16/2014