

2014-008644

Klamath County, Oregon



08/19/2014 10:46:03 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

ASSIGNMENT OF BENEFICIAL INTEREST IN TRUST DEED

DATED: July 18, 2014

BETWEEN: Wilford A. Dunster "Assignor"
346 Riverside Drive
Klamath Falls OR 97601

AND Wilford A. Dunster and Anita D. Palms, "Assignee"
as Trustees of the Wilford A. Dunster Trust,
uad July 2, 2014, and their successor in Trust
346 Riverside Drive
Klamath Falls OR 97601

Wilford A. Dunster, Assignor, for good and valuable consideration, grants, assigns, and transfers to Wilford A. Dunster and Anita D. Palms, as Trustees of the Wilford A. Dunster Trust, uad July 2, 2014, and their successor in Trust, Assignee, the interest of the Beneficiary of the Trust Deed dated January 23, 2014, made by Brandon Hartley, as Grantor, in favor of First American Title, as Trustee, for the benefit of Wilford A. Dunster, as Beneficiary, recorded on February 20, 2014 in the records of the Clerk of Klamath County, Oregon as Document No. 2014-001478.

Assignor owns all of the beneficial interest under said Trust Deed and is the holder of the Promissory Note dated January 23, 2014 in the face amount of \$80,000, which the Trust Deed secures. The Trust Deed is a lien against certain real property in Klamath County, Oregon described as:

The Easterly 100 feet of Lot 10 in Block 4 of WEST KLAMATH FALLS (formerly West Linkville), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account No. R631052 and R-3809-032CD-00300


More commonly referred to as 324 Riverside Drive, Klamath Falls, Oregon

Assignor hereby assigns all of his 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.

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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.


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



Wilford A. Dunster

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 18 day of July 2014 by Wilford A. Dunster.



Notary Public for Oregon

My Commission Expires: 8.31.2015

