

2015-002010

Klamath County, Oregon



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03/06/2015 03:49:23 PM

Fee: \$52.00

ASSIGNOR:

Estate of Temujin Kin Fin Mah  
By Ngar Chun Mah  
Claiming Successor

ASSIGNEE

Ngar Chun Mah  
2007 Dawn Drive  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Nathan J. Ratliff  
Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls, OR 97601

**ASSIGNMENT OF TRUST DEED**  
**BY BENEFICIARY TEMUJIN K. F. MAH**

FOR VALUE RECEIVED, the undersigned, who is beneficiary TEMUJIN K. F. MAH's successor in interest under:

1. That certain trust deed dated October 6, 2008, executed and delivered by Walt Moden, Chris Rookstool and Jack Rookstool, Grantor, to Aspen Title & Escrow, Inc., Trustee, in which Gee, Mah and Mah, a General Partnership is the beneficiary, recorded October 15, 2008, as Instrument No. 2008-014152, of the Official Records of Klamath County, Oregon, (hereinafter the "Trust Deed");
2. Which said Trust Deed was assigned by the beneficiary to Harry Doo Gee and Joanne Bik Gee, Co-Trustees of the Gee Family Revocable Declaration of Trust as to an undivided one-third (1/3<sup>rd</sup>) interest, Steve Lai F. Mah as to an undivided one-third (1/3<sup>rd</sup>) interest, and TEMUJIN K. F. MAH, as to an undivided one-third (1/3<sup>rd</sup>) interest, said assignment being acknowledged on October 8, 2008, and recorded on October 15, 2008, as Instrument No. 2008-014153 of the Official Records of Klamath County, Oregon, and conveying real property in that county described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR  
LEGAL DESCRIPTION

hereby grants, assigns, transfers, and sets over to NGAR CHUN MAH, hereinafter called Assignee, one hundred percent (100%) interest of the one-third (1/3<sup>rd</sup>) interest of TEMUJIN K. F. MAH, and to Assignee's heirs, personal representatives, successors and assigns, all of the beneficial interest of TEMUJIN K. F. MAH 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 to TEMUJIN K. F. MAH under the Trust Deed.

The undersigned hereby covenants to and with the Assignee that the undersigned is beneficiary TEMUJIN K. F. MAH's successor in interest under the Trust Deed and is the owner

ASSIGNMENT - TRUST DEED: Estate of Temujin Kin Fin Mah to Ngar Chun Mah

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and holder of TEMUJIN K. F. MAH's beneficial one-third (1/3<sup>rd</sup>) interest thereon 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 \$88,360.61 with interest thereon at the rate of 6.750% per annum from February 19, 2015.

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

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.

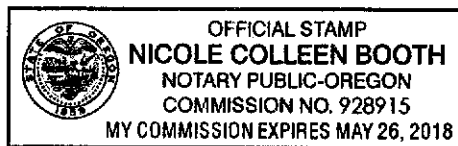
ESTATE OF TEMUJIN K. F. MAH

DATED: 3-5, 2015

By: Ngar Chun Mah  
Ngar Chun Mah, Claiming Successor

STATE OF OREGON, County of Klamath ) ss.

THIS INSTRUMENT was acknowledged before me this 5<sup>th</sup> day of March, 2015, by Ngar Chun Mah, the Claiming Successor of the Estate of Temujin K. F. Mah.



Nicole Colleen Booth  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 5/26/2018

*Exhibit A*

**Parcel 1:**

The East 35 feet of Lot 10 in Block 218 of MILLS SECOND 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, SAVING AND EXCEPTING therefrom that portion thereof conveyed to the State of Oregon, by and through its State Highway Commission by Deed Volume 146 page 51, records of Klamath County, Oregon.

**Parcel 2:**

Lots 11 and 12 in Block 218 of MILLS SECOND 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, SAVING AND EXCEPTING therefrom that portion conveyed to the State of Oregon, by and through its State Highway Commission by Deed Volume 158 page 407, records of Klamath County, Oregon.

**Parcel 3:**

Lots 13 in Block 218 of MILLS SECOND 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, SAVING AND EXCEPTING therefrom that portion conveyed to the State of Oregon, by and through its State Highway Commission by Deed Volume 184 page 167, records of Klamath County, Oregon.

CODE 001 MAP 3809-033DC TL 17400 KEY# 633112

CODE 001 MAP 3809-033DC TL 17500 KEY# 633121

CODE 001 MAP 3809-033DC TL 17600 KEY# 633130