

2015-002256

Klamath County, Oregon



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03/13/2015 03:37:37 PM

Fee: \$62.00

ASSIGNOR:

Ngar Chun Mah
2007 Dawn Drive
Klamath Falls, OR 97603

ASSIGNEE

Ngar Chun Mah, Trustee
Temujin Kin Fin Mah and
Ngar Chun Mah Revocable
Living Trust UAD 05-19-14
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

Returned to County

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 (1/3rd) interest, Steve Lai F. Mah as to an undivided one-third (1/3rd) interest, and TEMUJIN K. F. MAH, as to an undivided one-third (1/3rd) 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;
3. The undivided one-third (1/3rd) interest of Temujin K. F. Mah having then been assigned to the undersigned by that certain Assignment of Trust Deed by Beneficiary Temujin K. F. Mah dated the 5th day of March, 2015, and recorded on the 6th day of March, 2015, as Instrument No. 2015-002010 of the Official Records of Klamath County, Oregon, wherein the Estate of Temujin K. F. Mah was assignor and Ngar Chun Mah was assignee, as to an undivided one-third (1/3) interest as beneficiary ; said Trust Deed conveying real property in the state of Oregon, Klamath 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, TRUSTEE OF THE TEMUJIN KIN FIN MAH AND NGAR CHUN MAH REVOCABLE LIVING TRUST, U.A.D. 05-19-2014, hereinafter called Assignee, one hundred percent (100%) interest of the one-third (1/3rd) interest of NGAR CHUN MAH, and to Assignee's heirs, personal representatives, successors and assigns, all of the beneficial interest of NGAR CHUN 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 NGAR CHUN MAH under the Trust Deed.

The undersigned hereby covenants to and with the Assignee that the undersigned is beneficiary NGAR CHUN MAH's successor in interest under the Trust Deed and is the owner and holder of NGAR CHUN MAH's beneficial one-third (1/3rd) 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.

DATED: 3-12, 2015

By: Ngar C. Mah
Ngar Chun Mah

STATE OF OREGON, County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 12 day of March, 2015, by Ngar Chun Mah.



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 9-24-18

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