

**2015-007377****Klamath County, Oregon**

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07/07/2015 02:32:25 PM

Fee: \$52.00

**RECORDING COVER SHEET** (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

**AFTER RECORDING RETURN TO:** ORS 205.234(1)(c)

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

**SEND TAX STATEMENTS TO:** ORS 205.234(1)(e)

No Cange

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- 1. Title(s) of the transaction(s)** ORS 205.234(1)(a)  
**ASSIGNMENT OF TRUST DEED BY BENEFICIARY OR BENEFICIARY'S SUCCESSOR IN INTEREST**
- 2. Direct party(ies) / grantor(s)** Name(s) & Address(es) ORS 205.234(1)(b)  
**JOSEPH J. BAIR** 9743 Spring Lake Road  
Klamath Falls, OR 97603
- 3. Indirect party(ies)** Name(s) & Address(es) ORS 205.234(1)(b)  
**JOSEPH BAIR, TRUSTEE of the** 9743 Spring Lake Road  
**JOSEPH BAIR AND MARY ELLEN BAIR** Klamath Falls, OR 97603  
**REVOCABLE LIVING TRUST U.A.D.**  
**10-162014**
- 4. True and actual consideration:**  
ORS 205.234(1) Amount in dollars or other;  
\$0.00  
Other: Estate Planning Purposes
- 5. Satisfaction of lien, order, or warrant:**  
ORS 205.234(1)(f): NA FULL NA PARTIAL
- 6. The amount of the monetary obligation imposed by the lien, order, or warrant:** ORS 205.234(1)(f)  
\$NA
- 7. Previously recorded document reference:** 2015-007176
- 8. If this instrument is being re-recorded complete the following statement:** ORS 205.244(2)  
**Rerecorded at the request of Parks & Ratliff, P.C., to correct the reference to the recording information for the underlying Trust Deed; i.e., Volume M05, Page 68116, in the Assignment of Trust Deed by Beneficiary or Beneficiary's Successor in Interest previously recorded as Instrument No. 2015-007176.**

2015-007176

Klamath County, Oregon



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07/01/2015 03:50:53 PM

Fee: \$47.00

ASSIGNOR:

Joseph J. Bair  
9743 Spring Lake Road  
Klamath Falls, OR 97603

ASSIGNEE

Joseph Bair, Trustee  
Joseph Bair and Mary Ellen Bair  
Revocable Living Trust, UAD 10-16-14  
9743 Spring Lake Road  
Klamath Falls, OR 97603

AFTER RECORDING RETURN TO:

Nathan J. Ratliff  
620 Main Street  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

No Change

**ASSIGNMENT OF TRUST DEED**  
**BY BENEFICIARY OR BENEFICIARY'S SUCCESSOR IN INTEREST**

FOR VALUE RECEIVED, the undersigned who is the beneficiary or the beneficiary's successor in interest under that certain trust deed dated October 1, 2005, executed and delivered by EDWARD THOMAS BAIR and VIRGINIA LEE BAIR, Husband and Wife, grantor, to ASPEN TITLE & ESCROW, INC., trustee, in which JOSEPH J. BAIR and MARY ELLEN BAIR, Husband and Wife, are beneficiaries, recorded on November 2, 2005, as in Volume M05, Page 6811<sup>6</sup> of the Mortgage Records of the Clerk of Klamath County, Oregon, and conveying real property in that county described as follows, to-wit:

**PARCEL 1:**

The NE $\frac{1}{4}$ NW $\frac{1}{4}$  and NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 35, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

LESS AND EXCEPT that portions lying Northeast of the Modoc Northern Railway, and the portions deeded to the United States of America in Deed Volume 35, Page 457, dated January 1, 1912, for the Lost River Diversion Channel.

**PARCEL 2:**

The SE $\frac{1}{4}$ NW $\frac{1}{4}$  and all of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 35, Township 39 South, Range 9 East of the Willamette Meridian;

LESS AND EXCEPT the Westerly 36 acres of the S $\frac{1}{2}$ NW $\frac{1}{4}$ , and that portion in Deed Volume M-85, Page 7700.

**PARCEL 3:**

Tract 13, 400 SUBDIVISION, according to the official plat thereon on file in the office of the Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage,

hereby grants, assigns, transfers, and sets over to **JOSEPH BAIR, TRUSTEE OF THE JOSEPH BAIR AND MARY ELLEN BAIR REVOCABLE LIVING TRUST dated October 16, 2014**, 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 \$20,192.00 with interest thereon at the rate of 5.25% per annum from October 15, 2014.

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

IN WITNESS WHEREOF, the undersigned has hereunto executed this document.

DATED: 6 22 15

Joseph J. Bair  
Joseph J. Bair, Beneficiary

STATE OF OREGON; County of Klamath ) ss.

PERSONALLY APPEARED BEFORE ME this 22<sup>nd</sup> day of June, 2015,  
Joseph J. Bair and acknowledged the foregoing to be his voluntary act and deed.



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