

2015-013288

Klamath County, Oregon



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12/09/2015 03:24:14 PM

Fee: \$47.00

**ASSIGNOR'S NAMES & ADDRESSES:**

Estate of Elizabeth A. Neubert  
Pat Sullivan, Personal Representative  
1469 Morningside Lane  
Klamath Falls, OR 97603

**ASSIGNEE'S NAME & ADDRESS:**

TSC, LLC  
1469 Morningside Lane  
Klamath Falls, OR 97603

**AFTER RECORDING RETURN TO:**

Neal G. Buchanan, Attorney at Law  
435 Oak Avenue  
Klamath Falls, OR 97601

**UNTIL A CHANGE IS REQUESTED**

**SEND TAX STATEMENTS TO:**

TSC, LLC  
1469 Morningside Lane  
Klamath Falls, OR 97603

**ASSIGNMENT OF TRUST DEED AND PROMISSORY NOTE**

KNOW ALL MEN BY THESE PRESENTS that **Pat Sullivan as Personal Representative of the Estate of Elizabeth A. Neubert, Klamath County Circuit Court Case No. 1100584CV** (hereinafter called "Assignor") for the consideration hereinafter stated, has sold and assigned and hereby does grant, bargain, sell, assign and set over unto **TSC, LLC** (hereinafter called "Assignee") their heirs, successors and assigns, all beneficial interest in and to that certain Trust Deed.

Dated: March 9, 2004

Recorded: March 19, 2004

Volume M04 page 15794, records of Klamath County, Oregon;

Grantor: Kenneth Pedersen

Trustee: Aspen Title and Escrow, Inc., an Oregon Corporation

Beneficiary: William G. Neubert and Elizabeth A. Neubert  
with full rights of survivorship

together with the Promissory Note and obligation secured thereby; the Assignor hereby expressly covenants and warrants to the Assignee above named that the Assignor is the owner of the beneficial interest in the said Trust Deed and that the Assignor is not in default under the terms of the said Trust Deed, and

that the unpaid balance of the Trust Deed and Note is \$106,633.<sup>91</sup> to November 23, 2015. The Assignee hereby assumes the obligations of the Assignor under the Trust Deed and agrees to defend, indemnify and hold Assignor harmless therefrom.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of the estate.

In construing this assignment, it is understood that if the context so requires, the singular shall be taken to mean and include the plural, the masculine shall include the feminine and the neuter and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to one or more individuals and/or corporations.

**IN WITNESS WHEREOF**, the Assignor has hereunto set his hand and seal.

ASSIGNOR:

Estate of Elizabeth A. Neubert

By: Pat Sullivan  
Personal Representative

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on this 20<sup>th</sup> day of November, 2015 by Pat Sullivan, Personal Representative of the Estate of Elizabeth A. Neubert.

Brenda Miller  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES: 1-28-18

