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AFTER RECORDING, RETURN TO:

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

10/10/2016 08:29:59 AM

Fee: \$47.00

ASSIGNMENT OF BENEFICIAL INTEREST IN TRUST DEED

DATED: October 6, 2016

BETWEEN: Ralph R. Batie
Nancy Batie
Post Office Box 726
Chiloquin OR 97624

AND Ralph Batie, Trustee
 Nancy Batie, Trustee
 Post Office Box 726
 Chiloquin OR 97624

"Assignor"

"Assignee"

Ralph R. Batie and Nancy Batie, Assignor, for good and valuable consideration, grant, assign, and transfer to Ralph Batie and Nancy Batie, Trustees of the Ralph and Nancy Batie Family Trust, Dated September 27, 2016, and their successors in Trust, Assignee, all of their interest as a Beneficiary of the Trust Deed dated April 20, 2005, made by Philip V. Walter and Cynthia D. Walter, husband and wife, as Grantor, in favor of AmeriTitle, as Trustee, for the benefit of Ralph R. Batie and Nancy Batie, or the survivor of them, as Beneficiary, recorded on May 6, 2005 in Volume M05 at Page 32867 of the records of the Clerk of Klamath County, Oregon.

Assignor owns the beneficial interest under said Trust Deed and is the holder of the Promissory Note dated April 20, 2005 in the face amount of \$40,000, which the Trust Deed secures. The Trust Deed is a lien against certain real property in Klamath County, Oregon more particularly described as follows:

The South $\frac{1}{2}$ of the following described property:

A tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at the Northwest corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence South along the West line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ 440 feet; thence East parallel with the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ to the West line of Larson Creek; thence Northerly

along said creek to the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence West along said line to the point of beginning.

Klamath County Tax Account No. R-3407-01100-00500
Property ID # R190233

Assignor hereby assigns all of their 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.

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.

Ralph Batie
Ralph R. Batie

Nancy Batie
Nancy Batie

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 6 day of October 2016,
by Ralph R. Batie and Nancy Batie.

Wendy Lynn Young
Notary Public for Oregon

My Commission Expires: 7.9.19

