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Fee: \$92.00

After recording return to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, Oregon 97601

**ASSIGNMENT OF BENEFICIAL INTEREST
IN TRUST DEED**

DATED: August 22, 2018

BETWEEN: Anita D. Palms, Trustee "Assignor"
of the Wilford A. Dunster Trust
2026 S. W. 35th Place
Redmond, OR 97756

AND Marvin Dunster "Assignee"
326 Covert Lane
Billings, MT 59105

RECITALS

Anita D. Palms, Assignor, pursuant to an order of the Circuit Court of Oregon for Klamath County, In the Matter of the Wilford A. Dunster Trust, Case No. 18PB05449 grants, assigns and transfers to Marvin Dunster the interest of the Beneficiary in that Trust Deed dated June 23, 2014 made by Brandon Hartley, as Grantor, in favor of First American Title, as Trustee for the benefit of Wilford A. Dunster as beneficiary. The initial Trust Deed was recorded on February 20, 2014 in Klamath County property records as Document No. 2014-001478. Wilford A. Dunster's beneficial interest in the Trust Deed was assigned to the Wilford A. Dunster Trust and recorded on August 19, 2014 in Klamath County property records as Document No. 2014-008644.

Assignor owns all of the beneficial interest under said Trust Deed and is the holder of the Promissory Note dated January 23, 2014 in the face amount of \$80,000, which the Trust Deed secures based upon the assignment made by Wilford A. Dunster to the Wilford A. Dunster Trust. The Trust Deed is a lien against certain real property in Klamath County, Oregon described as:

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The Easterly 100 feet of Lot 10 in Block 4 of WEST KLAMATH FALLS (formerly West Linkville), according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

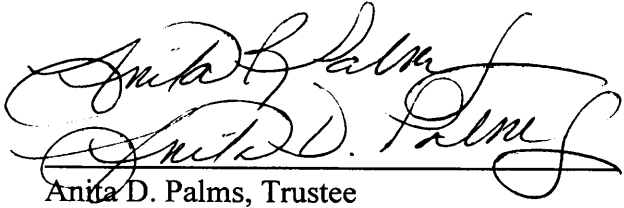
Klamath County Tax Account No. R631052 and R-3809-032CD-00300

More commonly referred to as 324 Riverside Drive, Klamath Falls, Oregon

Assignor hereby assigns all of the Wilford A. Dunster Trust's 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.

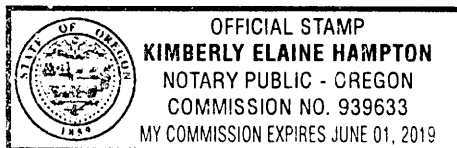
Assignee hereby accepts this Assignment and assumes and agrees to perform all obligations of the beneficiary under the terms of the Trust Deed and as holder of the Promissory Note in strict accordance with the terms of the Trust Deed from and after the effective date.

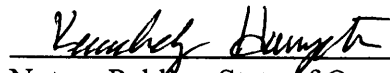
IN WITNESS WHEREOF, the Assignor has executed this Assignment effective as of the date first set forth herein above.


Anita D. Palms, Trustee

STATE OF OREGON)
 Deschutes) ss
County of ~~Klamath~~ ^{Deschutes})

This instrument was acknowledged before me on the 22 day of August, 2018 by Anita D. Palms, Trustee.




Notary Public - State of Oregon
My commission expires: 06/01/2019