

2019-011646
Klamath County, Oregon



10/07/2019 02:17:28 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

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

BENEFICIARY/ASSIGNOR'S NAME AND ADDRESS:

Donald Lee Bailey, Trustee of the Lincoln Rudolph Gabriel
Living Trust, uad 10-16-17
5319 Barry Avenue
Klamath Falls, OR 97603

ASSIGNEE'S NAMES AND ADDRESS:

Donald Lee Bailey, Trustee of the LG Educational
Trust for Knoll Children Resulting from Lincoln
Rudolph Gabriel Living Trust, uad 10-16-17
5319 Barry Avenue
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

No Change

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

FOR VALUE RECEIVED, the undersigned, who is the beneficiary or the beneficiary's successor in interest under that certain trust deed dated September 9, 2019, executed and delivered by **BARRON W. KNOLL**, grantor, to **AMERITITLE**, trustee, in which **DONALD LEE BAILEY, TRUSTEE OF THE LINCOLN RUDOLPH GABRIEL LIVING TRUST, uad 10-16-17** is the beneficiary, recorded September 9, 2019, as Instrument No. 2019-010468 of the Official Records of Klamath County, Oregon, and conveying real property in that county described as follows:

B. PINE GROVE - OLENE RANCH PROPERTY

An undivided one-half (1/2) interest in and to that certain real property situated in the County of Klamath, State of Oregon, more particularly described as follows, to-wit:

Parcel 1:

The E $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ in Section 21, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT rights of way for U.S.R.S. Canals as presently located.

Tax Account No. R600193; Map Tax Lot No. 3910-02100-00100-000

Parcel 2:

The E $\frac{1}{2}$ E $\frac{1}{2}$ E $\frac{1}{2}$ E $\frac{1}{2}$ of Section 16, lying South of Highway No. 140. Also that part of the W $\frac{1}{2}$ E $\frac{1}{2}$ of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 16 South of the right of way of the O.C.&E. Railroad, EXCEPT right of way for highways, railroads and U.S.R.S. Canal as presently located thereon, all in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. R596965; Map Tax Lot No. 3910-01600-01800-000

Parcel 3:

The W $\frac{1}{2}$ W $\frac{1}{2}$ W $\frac{1}{2}$ W $\frac{1}{2}$ in Section 15, Township 39 South, Range 10 East, lying South of Highway No. 140, EXCEPT right of way for highways, railroads and U.S.R.S. Canal as presently located thereon, also that part of the W $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 22, lying North of the U.S.R.S. Canal as presently located thereon, and all said real estate in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. R596670; Map Tax Lot No. 3910-01500-02000-000

Tax Account No. R600736; Map Tax Lot No. 3910-02200-01100-000

Parcel 4:

That portion of the E $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 39 South, Range 10 East of the Willamette Meridian, lying South of the U.S.R.S. East Branch Canal right of way, and the E $\frac{1}{2}$ of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 39 South, Range 10 East of the Willamette Meridian.

Tax Account No. R843387; Map Tax Lot No. 3910-01600-01501-000

Tax Account No. R600200; Map Tax Lot No. 3910-02100-00200-000

///

Parcel 5:

The E $\frac{1}{2}$ W $\frac{1}{2}$ W $\frac{1}{2}$ W $\frac{1}{2}$ in Section 15, Township 39 South, Range 10 East of the Willamette Meridian, lying South of Highway 140 and the E $\frac{1}{2}$ W $\frac{1}{2}$ W $\frac{1}{2}$ W $\frac{1}{2}$ in Section 22, Township 39 South, Range 10 East of the Willamette Meridian, lying North of the B Canal, and the W $\frac{1}{2}$ E $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{4}$ in Section 16, Township 39 South, Range 10 East of the Willamette Meridian lying South of Highway 140 known as the Klamath Falls-Lakeview Highway and lying North of the OC&E Railroad right of way, Klamath County, Oregon. EXCEPT rights of way for highways, railroads, and U.S.R.S. Canal as presently located thereon.

Tax Account No. R596643; Map Tax Lot No. 3910-01500-01900-000

Tax Account No. R600727; Map Tax Lot No. 3910-02200-01000-000

Tax Account No. R597214; Map Tax Lot No. 3910-01600-01600-000

Parcel 6:

The E $\frac{1}{2}$ W $\frac{1}{2}$ E $\frac{1}{2}$ E $\frac{1}{2}$ of Section 16, Township 39, Range 10 East of the Willamette Meridian, lying South of Highway 140, EXCEPT that portion of the E $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying South of the U.S.R.S. East Branch Canal right of way.

Tax Account No. R597009; Map Tax Lot No. 3910-01600-01500-000

Parcel 7:

A strip of land one (1) rod wide off the West side of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 22, Township 39, Range 10 East of the Willamette Meridian, lying South of the U.S.B.R. "B" Canal.

Tax Account No. R600745; Map Tax Lot No. 3910-02200-01300-000

Parcel 8:

All of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 21, Township 39 South, Range 10 East of the Willamette Meridian, EXCEPT the 6.5 acres conveyed to the USA more particularly described in Deeds recorded in Volume 200 at page 333 and in Volume 34 at page 146 of Klamath County Oregon Deed Records, 33.5 acres, more or less.

Tax Account No. R600291; Map Tax Lot No. 3910-02100-01000-000

Parcel 9:

That portion of the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 22, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 22; thence South to the North Bank of a slough 116 rods, more or less; thence westerly along the northerly bank of said slough to the section line between said Section 22 and 21; thence north along said section line to the south right of way line of the United States East Branch Canal, 114 rods, more or less; thence easterly along said southerly right of way line, to the point of beginning; save and except a strip of land one rod wide off the west side of the above described tract. 57.29 acres, more or less.

Tax Account No. R600763; Map Tax Lot 3910-02200-01200-000

Parcel 10:

That portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, which lies south of the O.C. & E. Railway Company's right of way; and north of the U.S.R.S. Canal; and west of the property deeded to Himmelwright by Deed recorded in Volume 69 at page 208 of Klamath County Deed Records. 10.10 acres, more or less.

Tax Account No. R596947; Map Tax Lot 3910-01500-02300-000

hereby grants, assigns, transfers, and sets over to **DONALD LEE BAILEY, TRUSTEE OF THE LG EDUCATIONAL TRUST FOR KNOLL CHILDREN RESULTING FROM LINCOLN RUDOLPH GABRIEL LIVING TRUST, uad 10-16-17**, hereinafter called assignee, and assignee's heirs, personal representatives, successors and assigns, all 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 \$307,500.00 with interest thereon at the rate of four percent (4%) per annum from September 9, 2019.

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

IN WITNESS THEREOF, the undersigned has hereunto executed this document this 2 day of October, 2019.

LINCOLN RUDOLPH GABRIEL LIVING TRUST,
uad 10-16-17

By Donald Lee Bailey TTEA
Donald Lee Bailey, Trustee

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on the 2 day of October, 2019, by Donald Lee Bailey, as Trustee of the Lincoln Rudolph Gabriel Living Trust, uad 10-16-17.



Kay Heath
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 9-13-2022