

## RECORDING COVER SHEET

**2020-010540**

**Klamath County, Oregon**

**08/24/2020 11:35:00 AM**

**Fee: \$107.00**

**After Recording Return To:**

Matthew Yates

Yates Marshall, PLLC

10000 NE 7<sup>th</sup> Avenue, Suite 200

Vancouver, WA 98685

1. Title of Transaction: Assignment of Trust Deed
2. Virginia Moulton, Assignee
3. Estate of Elaine Hannagan, Assignor/Beneficiary
4. Elizabeth Ehat, Grantor
5. True and Actual Consideration: \$0.00
6. Send Tax Statements To: Address of Record

**Re-recorded at the request of Yates Marshall, PLLC to add a missing attachment to the document previously recorded under recording no. 2020-009959 on August 11, 2020, Klamath County records.**

**2020-009959**

**Klamath County, Oregon**

**08/11/2020 02:35:58 PM**

**Fee: \$87.00**

**ASSIGNOR:**

Cynthia S. Lea, Personal Representative of  
The Estate of Elaine Hannagan  
11905 NE 15<sup>th</sup> Street  
Vancouver, WA 98684

**ASSIGNEE:**

Virginia Moulton  
124 Storey Lane  
Leesburg, GA 31763

**After Recording, Return to:**

Matthew Yates  
Yates Marshall, PLLC  
10000 NE 7<sup>th</sup> Avenue, Suite 200  
Vancouver, WA 98685

**Until Requested Otherwise, Send all Tax Statements to:  
Address of Record**

**ASSIGNMENT OF TRUST DEED**

The undersigned, hereinafter the Assignor, for the consideration as herein stated, hereby assigns, grants, bargains, sells and sets over unto VIRGINIA MOULTON, hereinafter the Assignee and to Assignee's heirs, successors and assigns, all of the Assignor's right, title and interest in and to that certain Trust Deed for the sale of real estate dated January 23, 1996, between ELAINE HANNAGAN, as Beneficiary, ELIZABETH C. EHAT, as Grantor, and MOUNTAIN TITLE COMPANY OF KLAMATH COUNTY (now known as AMERITITLE), Trustee, which Trust Deed is recorded in the records of Klamath County, Oregon, Instrument No. 12735, Vol. M96, Pages 2770 and 2771, reference to that recorded Trust Deed hereby being expressly made, together with all the right, title and interest of the Assignor in and to all monies due and to become due thereon. The Assignor also hereby conveys to the Assignee the property described in the Trust Deed and the legal title thereto which is held to secure performance of the Grantor's obligation in the contract.

The legal description for the real property is as follows:

Parcel 1 of Major Land Partition 23-89 being a portion of the NE ¼ of Section 20,  
Township 39 South, Range 12 East of the Willamette Meridian, Klamath County,  
Oregon.

The Assignor is CYNTHIA S. LEA, Personal Representative of the Estate of ELAINE HANNAGAN (the "Estate"), and does hereby expressly covenant and warrant to the above named Assignee that the Estate, is the owner of the Seller's interest in the Trust Deed and that the unpaid principal balance of the purchase price is \$10,360.57.

The true and actual consideration paid for this transfer, stated in terms of dollars,  
is \$0.00.

ASSIGNMENT OF TRUST DEED - 1

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The Estate of Elaine Hannagan  
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Vancouver, WA 98684

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ASSIGNMENT OF TRUST DEED - 1

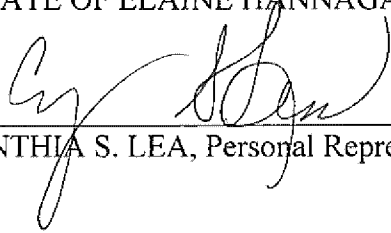
NOTE: CYNTHIA S. LEA was appointed as the Personal Representative of the Estate of ELAINE HANNAGAN on March 5, 2020, by the Superior Court of Clark County, Washington, Probate Cause No. 20 4 00250 06. That CYNTHIA S. LEA has been and is now the duly appointed, qualified and acting Personal Representative for the Estate of ELAINE HANNAGAN and this deed is granted pursuant to the non-intervention powers given to the Personal Representative by the above mentioned Court. Attached is a copy of Letters Testamentary which was issued by the above mentioned Court.

This instrument will not allow the use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses and to determine any limits on lawsuits against farming practices as defined in ORS 30.930.

In witness whereof, the undersigned Assignor has executed this Assignment.

Dated this 24<sup>th</sup> day of July, 2020.

ESTATE OF ELAINE HANNAGAN

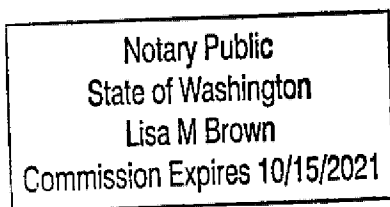
  
CYNTHIA S. LEA, Personal Representative

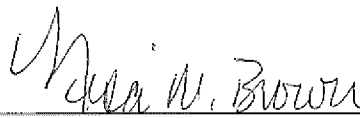
STATE OF WASHINGTON )

:ss.

County of Clark )

On this 24<sup>th</sup> day of July, 2020, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared CYNTHIA S. LEA, Personal Representative of the Estate of Elaine Hannagan, the Estate that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said Estate, for the uses and purposes therein mentioned.



  
Notary Public for Washington  
Residing at Vancouver.  
My Commission Expires: 10-15-2021

FILED

2020 MAR -5 PM 1:26

SCOTT G. WEBER, CLERK  
CLARK COUNTY

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON

IN AND FOR THE COUNTY OF CLARK

IN RE THE ESTATE OF

ELAINE HANNAGAN

Deceased

Case No.:

20 4 00250-06

LETTERS TESTAMENTARY

WHEREAS, the Last Will of ELAINE HANNAGAN, deceased, was on the 5th day of March, 2020, duly exhibited, proven and recorded in our said Superior Court, and whereas it appears in and by the said Will that CYNTHIA S. LEA is appointed executor thereon, and whereas said executor has duly qualified.

NOW, THEREFORE, know all men by these presents, that we do hereby authorize the said executor to execute said Will according to law.

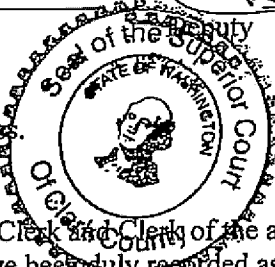
WITNESS my hand and seal of said Court this 5th day of March, 2020.

Scott G. Weber

Clerk of Superior Court

STATE OF WASHINGTON )

County of Clark )



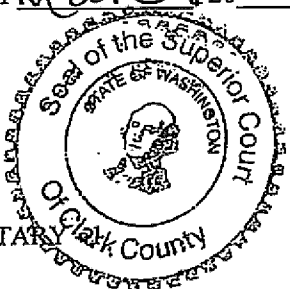
I, Scott G. Weber, County Clerk and Clerk of the above entitled Court, do hereby certify that the foregoing Letters Testamentary have been duly recorded as required by law, and that the above LETTERS TESTAMENTARY is a true and correct copy of the original on file and recorded in this office, AND THAT THE SAME ARE STILL OF FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, I have hereunto set my hand and official Seal of the above entitled Court this 5th day of March, 2020.

Scott G. Weber

Clerk of Superior Court

Deputy



LETTERS TESTAMENTARY

YATES MARSHALL, PLLC  
10000 NE 7TH AVENUE, SUITE 200  
VANCOUVER, WA 98685  
(360) 449-6100