

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2020-013252

Klamath County, Oregon



00267366202000132520020028

10/15/2020 11:18:07 AM

Fee: \$87.00

book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

OWEN MACPHEE FAMILY TRUST

Owen W. MacPhee, trustee

To

Assignor

OWEN MACPHEE LIVING TRUST

Owen W. MacPhee, Trustee

Assignee

SPACE RESERVED
FOR
RECORDER'S USE

After recording, return to (Name, Address, Zip):

Owen W. MacPhee

160 Brooke Ln.

Grants Pass, Oregon 97527

FOR VALUE RECEIVED, the undersigned who is the beneficiary or the beneficiary's successor in interest under that certain trust deed dated September 11, 2014, executed and delivered by Greg D. Stout and Debra J. Robinson, grantor, to First American Title Co., trustee, in which Owen MacPhee Family Trust, Owen W. Macphee, Trustee is the beneficiary, recorded on September 11, 2014, in ☐ book ☐ reel ☐ volume No. _____ on page _____, and/or as ☐ fee ☐ file ☐ instrument ☐ microfilm ☐ reception No. 2014-009906 (indicate which) of the Records of Klamath County, Oregon and conveying real property in that county described as follows:

See attached Exhibit A Attached

hereby grants, assigns, transfers, and sets over to Owen MacPhee Living Trust, Owen W. Macphee, Trustee, hereinafter called assignee, and assignee's heirs, personal representatives, successors and assigns, all of 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 \$ \$ 28,734. with interest thereon at the rate of 11 percent per annum from (date) September 21, 2020.

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

IN WITNESS WHEREOF, the undersigned has hereunto executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

DATED

10-13-20

Owen W. MacPhee
Owen W. MacPhee, Trustee

STATE OF OREGON, County of Josephine ss.This instrument was acknowledged before me on October 13, 2020, by Owen W. Macphee

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Milly Germaine Ertle
Notary Public for Oregon
My commission expires February 25, 2022

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

A tract of land situated in the NE 1/4 SW 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin located at the intersection of the Easterly right of way line of Oregon State Highway No. 421 and the Southerly right of way line of "A" Street, Frontier Tracts; thence South 3°07' East along the Easterly right of way line of said Highway 80 feet; thence North 85°14' East 148.5 feet; thence North 0°36' East 70 feet to the South right of way of "A" Street; thence South 89°17' West 153 feet to the point of beginning.

PARCEL 2:

A tract of land situated in the NE 1/4 SW 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Easterly line of the County Road, said point being South 0° 36' West a distance of 669.4 feet, South 89° 24' West a distance of 978.98 feet, and North 3° 07' West a distance of 146.8 feet from the center quarter corner of Section 10, said point being most Westerly corner of that tract of land described in Deed Volume 325 Page 8, Deed records; thence North 80° 46' East along the property line described in Deed Volume, a distance of 127.7 feet to an iron pin; thence North 11° 51' West a distance of 54.5 feet to an iron pin; thence South 82° 50' West a distance of 119.0 feet, more or less, to an iron pin on the Easterly line of the County Road; thence South 3° 07' East along the Easterly line of the County road a distance of 59.05 feet, more or less, to the point of beginning.