

2020-013868

Klamath County, Oregon



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10/27/2020 02:37:40 PM

Fee: \$87.00

ASSIGNOR'S NAME & ADDRESS

Wyland Holding, LLC
2915 Ivan Lane
Klamath Falls, Oregon 97603

ASSIGNEE'S NAME & ADDRESS:

Nora J. Ransom
2915 Ivan Lane
Klamath Falls, Oregon 97603

AFTER RECORDING RETURN TO:

Neal G. Buchanan, Attorney at Law
435 Oak Avenue
Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Unchanged

ASSIGNMENT OF TRUST DEED AND PROMISSORY NOTE

Know all men by these presents that **WYLAND HOLDING, LLC** (referred to in the referenced Trust Deed as **Wyland Holding Company, an Oregon Limited Liability Company LLC**), (hereinafter called "Assignor") for the consideration hereinafter stated, has sold and assigned and hereby does grant, bargain, sell, assign and set over unto **NORA J. RANSOM** (hereinafter called "Assignee") her heirs, successors and assigns, all of its beneficial interest in and to that certain Trust Deed dated the 16th day of January, 2017

Dated: the 16th day of January, 2017
Signed: the 18th day of January, 2017
Recorded: January 23, 2017 Volume 2017-000634 records of Klamath County, Oregon;
Grantor: RW JW GENERAL PARTNERSHIP
Trustee: AmeriTitle, An Oregon Corporation
Beneficiary: WYLAND HOLDING, LLC (referred to therein as Wyland Holding Company, an Oregon Limited Liability Company LLC

together with the Promissory Note and obligation secured thereby; the Assignor hereby expressly covenants and warrants to the Assignee above named that the Assignor is the owner of the beneficial interest in the said Trust Deed, that the Assignor is not in default under the terms of the said Trust Deed, and that the unpaid balance of the Trust Deed, inclusive of all costs, disbursements, attorney fees and

other additions is \$167,541.59 with interest paid thereon to 9-17-2020.

The Assignee hereby assumes the obligation of the Assignor under the Trust Deed and agrees to defend, indemnify, and hold Assignor harmless therefrom.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$-0-. However, the actual consideration consists of or includes other property or value given or promised which is for estate planning purposes.

In construing this assignment, it is understood that if the context so requires, the singular shall be taken to mean and include the plural, the masculine shall include the feminine and the neuter and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to one or more individuals and/or corporations.

IN WITNESS WHEREOF, the Assignor **WYLAND HOLDING, LLC (referred to in the Trust Deed as Wyland Holding Company, an Oregon Limited Liability Company LLC)** has hereunto set its hand and seal.

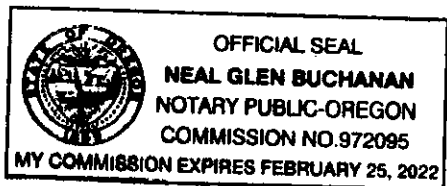
Dated the 27th day of October, 2020

ASSIGNOR:
WYLAND HOLDING, LLC (referred to in the Trust Deed as Wyland Holding Company an Oregon Limited Liability Company LLC

By: Nora J. Ransom
NORA J. WYLAND (nka NORA J. RANSOM), Member

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 27th day of October, 2020 by **NORA J. WYLAND (nka NORA J. RANSOM)**, as Member of **WYLAND HOLDING, LLC (referred to in the Trust Deed as Wyland Holding Company, an Oregon Limited Liability Company LLC)**.



Neal Buchanan
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 2-25-22