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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY

2021-009160

Klamath County, Oregon

06/09/2021 01:59:08 PM

Fee: \$87.00

ASSIGNMENT OF TRUST DEED  
BY BENEFICIARY

Kevin L. Geaney

SPACE RESERVED  
FOR  
RECORDER'S USE

To

Assignor

Angela L. Nichols

PO Box 39262  
Ninilchik AK  
99639

Assignee

After recording, return to (Name and Address):

Angela L. Nichols

FOR VALUE RECEIVED, the undersigned, who is the beneficiary under that certain trust deed dated  
January 5, 2018

Dale R. Lamb

to Pacific Crest Credit Union

Kevin L. Geaney and Angela L. Nichols

on 1/8/2018

in ☐ book ☐ reel ☒ volume No. 2018-000263 on page☐ fee ☐ file ☐ instrument ☐ microfilm ☐ reception No. (indicate which) of the Records of KlamathCounty, Oregon and conveying real property in that county described as follows (legal description  
of property):

See attached Exhibit "A"

AMERITITLE has recorded this  
instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

hereby grants, assigns, transfers, and sets over to Angela L. Nichols

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 as-  
sign 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 \$275,455 with interest thereon at the rate of 4.75 percent per annum from  
(date) 6/6/2021In construing this instrument, where the context so requires, the singular includes the plural, the words "trustee," "grantor" and  
"beneficiary" include their respective successors in interest, if any, and all grammatical changes shall be made so that this instrument  
shall apply equally to businesses, other entities and to individuals.IN WITNESS WHEREOF, the undersigned has executed this instrument on 6/9/2021  
any signature on behalf of a business or other entity is made with the authority of that entity.

Kevin L. Geaney

STATE OF OREGON, County of Klamath ) ss.

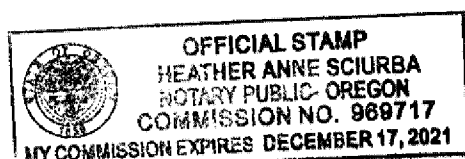
This instrument was acknowledged before me on 6/9/2021  
by Kevin L. Geaney

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires Dec 17 2021

## EXHIBIT "A"

A tract of land situated in the S1/2 NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00° 01' 10" West along the Section line, 2162.47 feet; thence along the centerline of a road easement as described in Deed Volume M78, page 23313, Deed Records of Klamath County, Oregon, South 89° 51' 42" East 599.83 feet, North 00° 02' 42" West 439.32 feet and South 89° 59' 04" East 132.38 feet; thence South 78° 33' 22" East 185.01 feet to a point on the Northerly line of that road easement reserved by Grantors as described in Deed Volume M79, page 7271, Deed Records of Klamath County, Oregon; (The Northwest corner of Section 18 bears North 27° 23' 11" West 1983.66 feet) thence North 34° 13' 49" East 135.80 feet; thence along the arc of a curve to the right (radius equals 70.00 feet and central angle equals 36° 48' 59") 44.98 feet to the Northwesterly corner of that tract of land described in Deed Volume M66, page 1501, Deed Records of Klamath County, Oregon and being the true point of beginning of this description; thence North 71° 02' 48" East 188.77 feet; thence North 18° 57' 12" West 30.00 feet; thence South 88° 56' 17" East 356.31 feet to a point on the boundary of Parcel B of Minor Land Partition No. 80-96; thence along the boundary of said land partition, along the arc of a curve to the left (radius point bears North 85° 29' 00" West 400.00 feet and central angle equals 07° 48' 26") 54.50 feet, North 03° 17' 26" West 155.80 feet and North 89° 59' 04" West 516.69 feet; thence South 293.22 feet to the true point of beginning.