

RETURN TO:
Dale Lancaster

2021-015179

Klamath County, Oregon

10/07/2021 03:05:01 PM

Fee: \$92.00

Beneficiary:

Carter-Jones Collection Service, Inc.
1143 Pine Street
Klamath Falls, OR 97601

Assignee:

Dale Lancaster

ASSIGNMENT OF BENEFICIAL INTEREST IN TRUST DEED

FOR VALUE RECEIVED, the undersigned who is the beneficiary or beneficiary's successor in interest under that certain trust deed dated March 29, 2004, executed and delivered by KDM Enterprises, Inc., Grantor, to Aspen Title & Escrow, Inc., an Oregon corporation, Trustee, in which James R. Lancaster and Janice M. Lancaster are the beneficiaries, recorded on April 19, 2004, in Volume M04, Page 22992 and Volume M04, Page 38747 of the Mortgage/Deed Records of Klamath County, Oregon, whose beneficial interest was assigned on Instrument 2014-012171, recorded on November 21, 2014, and conveying real property in said county described as follows:

See Exhibit A, attached hereto and referenced herein.

hereby grants, assigns, transfers and sets over to Dale R. Lancaster, hereinafter called assignee, and assignee's heirs, personal representative, successor and assigns all of Grantor's beneficial interest in and under said 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 said trust deed.

The undersigned hereby covenants to and with said assignee that the undersigned is the beneficiary or beneficiary's successor in interest under said trust deed and is the owner and holder of the beneficial interest therein and have the right to sell, transfer and assign the same, and the note or other obligation secured thereby, and that there is now unpaid on the obligations secured by said trust deed the sum of not less than \$145,813.10 as of July 23, 2021.

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Shel Hargrave
Notary Public for Oregon
My Commission expires: 11-23-2024

Exhibit A

PARCEL 1:

The W 1/2 W 1/2 W 1/2 of Lot 1, Section 7, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

That parcel of land enclosed by a line starting at point 174.98 feet East from the Northwest corner of Section 7, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence Easterly along the North boundary of said Section 7 for a distance of 382.6 feet; thence Southerly parallel to the West boundary of said Section 7 for a distance of 382.6 feet; thence Westerly along a line parallel to the Northern boundary of said Section 7 for a distance of 382.6 feet; thence Northerly parallel to the West boundary of said Section 7 for a distance of 382.6 feet to the point of beginning.

EXCEPTING THEREFROM that portion of Parcel No. 1 and Parcel No. 2 the portion of land more particularly described as follows:

A tract of land located in Section 7, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, beginning at the intersection of the North boundary line of the Klamath Indian Reservation and the Easterly line of the Dalles-California Highway; thence Southeasterly along the Easterly line of said Highway 50 feet; thence Northeasterly parallel with the North line of said Klamath Indian Reservation 200 feet; thence Northwesterly parallel with the Easterly line of said Highway 50 feet to the North line of the Klamath Indian Reservation; thence Southwesterly along the said North line 200 feet to the true point of beginning.

PARCEL 3:

The SE 1/4 SE 1/4 Section 1, Township 29 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon and Lot 7 (SW 1/4 SW 1/4) Section 6, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING from said property that portion thereof described as follows: Parcels 162 of Land Partition 26-92 situated in the SW 1/4, SW 1/4 Section 6 from 29 R8, East of the Willamette Meridian and Beginning at the Southwest corner of said Section 6; thence along the West line of said Section 6 to the Northwest corner of the

SW 1/4 SW 1/4 of said Section 6 North 1° 32' 00" East 1,336.69 feet to the true point of beginning of this description; thence along the North line of the SW 1/4 SW 1/4 of said Section 6 South 87° 14' 00" East 163.0 feet to the Westerly right of way line of U.S. Highway No. 97; thence along the Westerly edge of said right of way South 17° 47' 50" West 597.05 feet; thence continuing along the Westerly edge of said right of way on a spiral curve left 516.33 feet; thence leaving the Westerly edge of said right of way South 55° 47' 50" West 282.54 feet to a point on the Northerly right of way line of Oregon State Highway No. 230; thence along the Northerly edge of said right of way North 85° 51' 10" West 872.40 feet to a point on the Easterly right of way line of the Redmond-Klamath Falls, Bonneville Power Administration transmission line; thence along the Easterly edge of said right of way North 4° 28' 40" East 1,228.83 feet to the North line of the SE 1/4 SE 1/4 of said Section 1; thence along said North line South 87° 14' 00" East 1,168.36 feet to the true point of beginning.

EXCEPTING THEREFROM the following:

- (a) That portion conveyed to Klamath County for road purposes by deed recorded May 5, 1931 in Volume 95, Page 202, Deed Records of Klamath County, Oregon.
- (b) That portion conveyed to Klamath County for road purposes by deed recorded April 28, 1937 in Volume 109, Page 1, Deed Records of Klamath County, Oregon.
- (c) That portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded May 6, 1946 in Volume 188, Page 387, Deed Records of Klamath County, Oregon.
- (d) That portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded June 18, 1954 in Volume 267, Page 408, Deed Records of Klamath County, Oregon.
- (e) That portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded August 31, 1955, in Volume 277, Page 156, Deed Records of Klamath County, Oregon.

PARCEL 4:

A tract of land located in the NW 1/4 NW 1/4 (Lot 1) of Section 7, Township 29 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the North boundary line of Klamath Indian Reservation and the Easterly line of the Dalles-California Highway; thence Southeasterly along the Easterly line of said Highway 50 feet; thence Northeasterly parallel with the North line of said Klamath Indian Reservation 200 feet; thence Northwesterly parallel with the Easterly line of said Highway 50 feet to the North line of the Klamath Indian Reservation; thence Southwesterly along the said North line 200 feet to the point of beginning.