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2022-010042
Klamath County, Oregon

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08/17/2022 02:43:10 PM

Fee: $82.00

RETURN TO:
Brandsness, Brandsness & Rudd P.C.
411 Pine Street
Klamath Falls, OR 97601

Beneficiary:
James A. Neal
3440 San Sonita Dr.
Santa Rosa, CA 95403

Assignee:
James A. Neal, Trustee of the
James A. Neal 2022 Revocable Trust
3440 San Sonita Drive
Santa Rosa, CA 95403

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 September 30, 2018, executed and delivered by Chandler Lindsey and Brittany Lindsey, tenants by the entirety, grantor, to AmeriTitle, a Delaware Corporation, trustee, in which James A. Neal, an unmarried man, is the beneficiary, recorded on October 4, 2018, at Recording No. 2018-012157 of the Deed Records of Klamath County, Oregon and conveying real property in said county described as follows:

The Westerly 165 feet of Lots 33 and 34, PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Excepting therefrom that portion of Lot 33 for Cannon Avenue as described in deed recorded July 12, 1957 in Volume 293, page 79, Deed Records of Klamath County, Oregon.

AND excepting therefrom a portion of Lot 33 described as follows:

Beginning at a point on the East line of Watson Street which is South a distance of 28.0 feet from the Northwest corner of said Lot 33; thence South along said East line a distance of 72.0 feet to the North line of Cannon Street; thence East along the North line of Cannon Street a distance of 165.0 feet to a point; thence North parallel with the East line of Watson Street, a distance of 72.0 feet to a point; thence West parallel with the North line of Cannon Street, a distance of 165.0 feet to the point of beginning.

hereby grants, assigns, transfers and sets over to James A. Neal, Trustee of the James A. Neal 2022 Revocable Trust, hereinafter called assignee, and assignee's heirs, personal representatives, successors and assigns all of the 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 has the right to sell, transfer and assign the same, and the note or other obligation secured thereby.

In construing this instrument and whenever the context hereof 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 affixed by an officer or other person duly authorized to do so by order of its board of directors.

Dated this 28 day of Feb, 2022.

James A. Neal, an unmarried man

STATE OF CALIFORNIA)
) ss
County of Sonoma)

Personally appeared before me this 28 day of Feb, 2022, James A. Neal, Trustee of the Neal Family Trust, U/D/T dated June 30, 2005, and acknowledged the foregoing instrument to be his voluntary act and deed.

NANCY CHAPIN
Notary Public - California
Sonoma County
Commission # 2306879
My Comm. Expires Oct 22, 2023

Notary Public for California
My Commission expires: Oct. 22, 2023

Unofficial Copy