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411 Pine Street  
Klamath Falls, OR 97601

2022-013449  
Klamath County, Oregon



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11/17/2022 02:46:55 PM

Fee: \$87.00

**Beneficiaries:**

Donna Joy Radford and Michael Radford  
4050 Beverly Drive  
Klamath Falls, OR 97603

**Assignee:**

Michael D. Radford and Donna Joy Radford  
Trustees of the M&D Radford Trust  
4050 Beverly Drive  
Klamath Falls, OR 97603

**ASSIGNMENT OF BENEFICIAL INTEREST IN TRUST DEED**

FOR VALUE RECEIVED, the undersigned who are the beneficiaries or beneficiaries' successor in interest under that certain trust deed dated March 1, 2022, executed and delivered by Vistoso Holding Co., LLC, a Nevada limited liability company, Grantor, to AmeriTitle, LLC, an Oregon limited liability company, Trustee, in which Donna Joy Radford and Michael Radford are the beneficiaries, recorded on March 3, 2022, in Instrument No. 2022-002655 of the Mortgage/Deed Records of Klamath County, Oregon and conveying real property in said county described as follows:

See Exhibit A, attached hereto and incorporated by this reference.

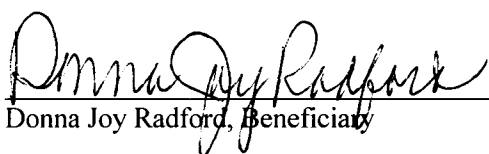
hereby grants, assigns, transfers and sets over to Michael D. Radford and Donna Joy Radford, Trustees of the M&D Radford Trust, hereinafter called assignee, and assignee's heirs, personal representative, successor and assigns all of the beneficial interest in and under said trust deed, together with 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.

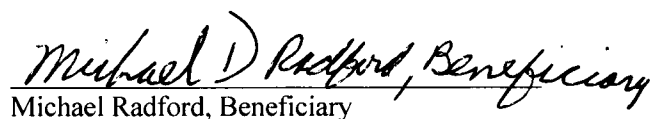
The undersigned hereby covenants to and with said assignee that the undersigned are the beneficiaries or beneficiaries' successor in interest under said trust deed and are the owners and holders of the beneficial interest therein and have the right to sell, transfer and assign the same, and the note 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 \$422,723.09.

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.

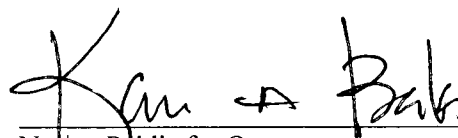
Dated this 15 day of Nov., 2022.

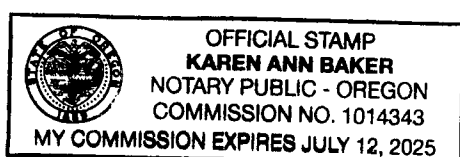
  
Donna Joy Radford, Beneficiary

  
Michael Radford, Beneficiary

STATE OF OREGON     )  
                                      ) ss.  
County of Klamath     )

Personally appeared before me this 15 day of November, 2022, the above-named Donna Joy Radford and Michael Radford, Beneficiaries, and acknowledged the foregoing instrument to be their voluntary act. Before me:

  
Notary Public for Oregon  
My Commission expires: 7-12-2025



# EXHIBIT A

A tract of land located in the W1/2 SW1/4 of Section 26, E1/2 SE1/4 of Section 27 and the NE1/4 of Section 34, all in Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron axle situated on the Southwest corner of said Section 26; thence North 89°05' East along the South line of said Section 26 a distance of 660.0 feet to an iron pin; thence North 0°21' East parallel with the West line of said Section 26 a distance of 1747.00 feet to an iron pin; thence South 89°29' West a distance of 1487.94 feet to an iron pin situated on the West edge of the Enterprise Irrigation District ditch easement; thence Southwesterly along the said Westery ditch easement South 26°03' West 109.8 feet to a point; South 2°26' West 163.5 feet to a point; South 30°48' West 146.8 feet to a point; South 2°08' West 201.8 feet; South 27°04' West 450.2 feet to a point; South 12°27' West 264.8 feet to a point; South 28°51' West 260.5 feet to an iron pin on the West line of the SE1/4 SE1/4 of said Section 27; thence South 0°21' West along the West line of the SE1/4 SE1/4 of said Section 27, a distance of 281.20 feet, to the iron pin marking the Southwest corner of said SE1/4 SE1/4 of Section 27; thence South 0°29' West along the West line of the NE1/4 NE1/4 of said Section 34 a distance of 716.11 feet to an iron pin; thence South 89°36' East a distance of 25.00 feet to an iron pin; thence North 0°24' East a distance of 60.0 feet to an iron pin; thence South 89°36' East a distance of 332.73 feet to an iron pin; thence South 0°24' West a distance of 103.7 feet to an iron pin; thence South 89°36' East a distance of 237.33 feet to an iron pin; thence South 0°24' West a distance of 565.77 feet to an iron pin; thence North 89°37' East a distance of 87.77 feet to an iron pin; thence North 1°04' East a distance of 40.0 feet to an iron pin; thence North 89°37' East a distance of 660.80 feet to an iron pin situated on the East line of said Section 34; thence North 1°04' East along the East line of said Section 34 a distance of 1293.3 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM all that portion described as follows:

A tract of land situated in the SE1/4 SE1/4 of Section 27, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of the SE1/4 SE1/4 of Section 27, from which the SE1/16 corner bears North 89°55'16" West 387.55 feet; thence along said North line South 89°55'16" East, 36.13 feet; thence leaving said North line South 01°20'35" East 181.98 feet; thence South 00°13'04" West, 650.57 feet; thence North 86°04'33" West 309.10 feet to a point on the Westery line of the Enterprise Irrigation District Canal; thence along said Westery line of the said Enterprise Irrigation District Canal the following courses: North 12°51'44" East, 247.67 feet; North 27°28'44" East 450.20 feet and North 02°32'44" East 170.69 feet to the point of beginning with bearings based on record of Survey Number 6188 on file at the office of the Klamath County Surveyor.