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Fee: \$82.00

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

**Beneficiaries:**  
Scott Allen Fenters and Janelle Marie Fenters  
Husband and Wife  
9049 Buesing Road  
Klamath Falls, OR 97603  
**Assignee:**  
Scott Allen Fenters and Janelle Marie Fenters  
Trustees of the SJ Fenters Trust  
9049 Buesing Road  
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 January 10, 2024, executed and delivered by Elizabeth Kathleen Wells and Chance Alan Wells, Grantors, to AmeriTitle, Inc., as Trustee, in which Scott Allen Fenters and Janelle Marie Fenters, husband and wife, are the beneficiaries, recorded on January 18, 2024, at Instrument No. 2024-000417 of the Mortgage/Deed Records of Klamath County, Oregon and conveying real property in said county described as follows:

**A tract of land situated in the NW1/4 NW1/4 of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at a 5/8 inch iron pin on the West line of said Section 28 and in the centerline of Tingley Road, said point being South 00°01'40" West 251.50 feet from the Northwest corner of said Section 28, marked by a 5/8 inch iron pin; thence South 89°58'20" East 756.58 feet to a 5/8 inch iron pin; thence South 17°05'05" East 284.10 feet to a 5/8 inch iron pin on the center line of an existing access lane extended; thence North 85°38'55" West 842.57 feet to a 5/8 inch iron pin at the intersection of said lane and center of said Tingley Road, said point also being on the West line of said Section 28; thence North 00°01'40" East 208.00 feet to the point of beginning.**

hereby grants, assigns, transfers and sets over to Scott A. Fenters and Janelle M. Fenters, Trustees of the SJ Fenters 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.

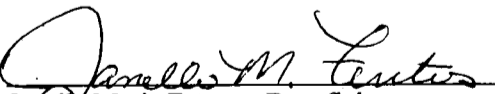
The undersigned hereby covenants to and with said assignee that the undersigned are the beneficiaries or beneficiaries' successor in interest under said trust deed and are the owners and holders of the beneficial interest therein and have the right to sell, transfer and assign the same, and the note 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 \$453,177.39 as of July 1, 2024.

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 8<sup>th</sup> day of July, 2024.

  
\_\_\_\_\_  
Scott Allen Fenters, Beneficiary

  
\_\_\_\_\_  
Janelle Marie Fenters, Beneficiary

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 5<sup>th</sup> day of July, 2024, the above-named Scott Allen Fenters and Janelle Marie Fenters, Beneficiaries, and acknowledged the foregoing instrument to be their voluntary act. Before me:

  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission expires: 12/5/2025

