

2024-006587

Klamath County, Oregon

Returned at Counter

After Recording Return To:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls, OR 97601



00331673202400065870010017

07/29/2024 02:12:04 PM

Fee: \$82.00

Assignor:

Gayle Payne Nicholson  
2650 Washburn Way, #120  
Klamath Falls, OR 97601

Assignee:

Gayle Roberta Nicholson, Trustee  
of the Gayle Roberta Nicholson  
Revocable Living Trust,  
uad 06-21-23  
2650 Washburn Way, #120  
Klamath Falls, OR 97601

**ASSIGNMENT OF TRUST DEED BY BENEFICIARY**

FOR VALUE RECEIVED, i.e., for estate planning purposes, the undersigned, who is the beneficiary under that certain Trust Deed dated July 28, 2021, executed and delivered by **Jason Earl Reid**, grantor, to **AmeriTitle, LLC**, as Trustee, in which **Gayle Payne Nicholson** is the beneficiary, recorded on August 10, 2021, as Instrument No. 2021-012199, of the Official Records of Klamath county, Oregon, and conveying real property in that county described as follows:

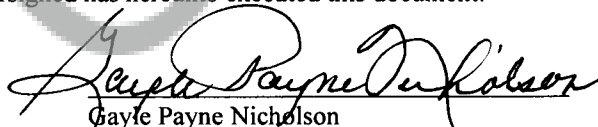
**Lots 3 and 4, Block 12, North Klamath Falls Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

hereby grants, assigns, transfers, and sets over to **GAYLE ROBERTA NICHOLSON, TRUSTEE OF THE GAYLE ROBERTA NICHOLSON REVOCABLE LIVING TRUST, uad 06-21-23**, 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 the 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 obligations secured thereby. There is now unpaid on the obligations secured by said trust deed the sum of not less than \$60,018.21 with interest thereon at the rate of 3.75% per annum from December 21, 2023.

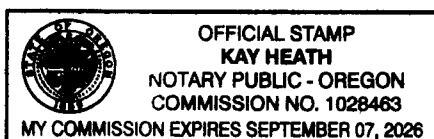
IN WITNESS WHEREOF, the undersigned has hereunto executed this document.

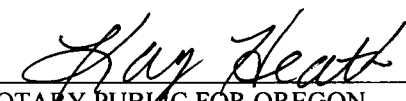
DATED: July 26, 2024

  
Gayle Payne Nicholson

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT was acknowledged before me this 26 day of July, 2024, by Gayle Payne Nicholson.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9-7-2026

ASSIGNMENT OF TRUST DEED BY BENEFICIARY (Reid)