

2024-010593

Klamath County, Oregon



00336497202400105930020029

12/06/2024 03:23:14 PM

Fee: \$87.00

Assignor:

Hager Acres, LLC., and Oregon
Limited Liability Company
5940 Springcrest Way
Klamath Falls, OR 97603

Assignee:

Carol J. Pitzer, Successor Trustee
of the David Pitzer and Carol J.
Pitzer Family Trust, uad 06-03-1994
5940 Springcrest Way
Klamath Falls, OR 97603

After Recording Return to:

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

Send Tax Statements to:

No Change

ASSIGNMENT OF TRUST DEED
BY BENEFICIARY OR BENEFICIARY'S SUCCESSOR IN INTEREST

FOR VALUE RECEIVED, the undersigned, who is the beneficiary or the beneficiary's successor in interest under that certain Trust Deed dated October 3, 2024, executed and delivered by **MARTIN SANDOVAL GUZMAN and MARGARITA RAMIREZ CARRILLO**, Husband and Wife, grantor, to **AMERITITLE, LLC**, trustee, in which **HAGER ACRES, LLC, an Oregon Limited Liability Company**, is beneficiary, recorded on October 3, 2024, as Instrument No. 2024-008616, Official Records of Klamath County, Oregon, and conveying real property in that county described as follows, to-wit:

Lots 18 and 19, HAGER ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Property ID No.: 566578
Map Tax Lot No.: 3909-012DA-01200

hereby grants, assigns, transfers, and sets over to **CAROL J. PITZER, SUCCESSOR TRUSTEE OF THE DAVID PITZER AND CAROL J. PITZER FAMILY TRUST, uad 06-03-1994**, hereinafter called "Assignee," and Assignee's heirs, personal representatives, successors and assigns, all of the beneficial interest in and under the 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 the trust deed.

The undersigned hereby covenants to and with the Assignee that the undersigned is the beneficiary or beneficiary's successor in interest under the 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. There is now unpaid on the obligation secured by the trust deed the sum of not less than \$ 154,432.22 with interest thereon at the rate of five percent (5%) per annum from 11-21-24.

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

HAGER ACRES, LLC., an
Oregon Limited Liability Company

Carol Joan Pitzer
Carol Joan Pitzer, Member

Date: Dec. 5, 2024

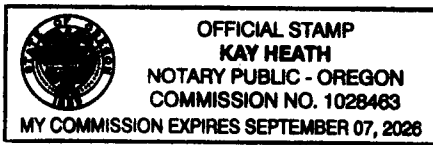
PITZER FAMILY TRUST, UAD
06-03-1994

Carol Pitzer
Carol Pitzer, Successor Trustee,
Member

Date: Dec. 5, 2024

STATE OF OREGON; County of Klamath) ss.

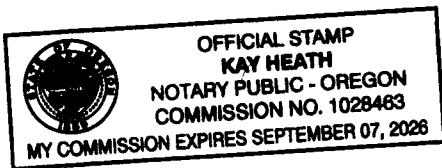
PERSONALLY APPEARED BEFORE ME this 5 day of Dec, 2024, Carol Jean Pitzer, as a member of Hager Acres, LLC, and acknowledged the foregoing to be her voluntary act and deed.



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

STATE OF OREGON; County of Klamath) ss.

PERSONALLY APPEARED BEFORE ME this 5 day of Dec, 2024, Carol J. Pitzer, in her capacity as Successor Trustee of the David Pitzer and Carol J. Pitzer Family Trust, uad 06-03-24, and as a member of Hager Acres, LLC, in that capacity, and acknowledged the foregoing to be her voluntary act and deed.



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