

2025-003049

Klamath County, Oregon



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04/24/2025 02:34:39 PM

Fee: \$92.00

ASSIGNOR:

Robert L. Unruh and Lori L. Moore,  
Successor Trustees of the Anita J. Unruh  
Trust, u.t.a.d. 09-26-1985  
and

Robert L. Unruh and Lori L. Moore,  
Successor Trustees of the Clark C. Unruh  
Family Trust, u.t.a.d 09-26-1985  
c/o Lori L. Moore  
20110 Paygr Rd.  
Malin, OR 97632

ASSIGNEE

Clark C. Gagné, as to an undivided  
one-half interest  
54 Sea Holly Way  
Henderson, NV 89074  
and

Andrew C. Gagné, as to undivided  
one-half interest  
98 Patchen Ave., Apt. 1B  
Brooklyn, NY 11221

AFTER RECORDING RETURN TO:

Nathan J. Ratliff  
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 August 30, 2022, executed and delivered by R&C AG, L.L.C., an Oregon Limited Liability Company, to AMERITITLE, INC., trustee, in which ANITA J. UNRUH, TRUSTEE OF THE ANITA J. UNRUH TRUST, u.t.a.d. 09-26-1985; and ANITA J. UNRUH, TRUSTEE OF THE CLARK C. UNRUH TRUST, u.t.a.d. 09-26-1985, are beneficiaries, recorded on October 1, 2022, as Instrument No. 2022-010671. of the Mortgage Records of the Clerk of Klamath County, Oregon, and conveying real property in that county described as follows, to-wit:

The SE1/4 of the SE1/4 of Section 29, Township 40 South, Range 12 East of the Willamette Meridian.

Property ID No.: 627799  
Tax Map Lot No.: 4012-02900-01200

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

hereby grants, assigns, transfers, and sets over to **CLARK C. GAGNÉ, as to an undivided one-half interest, and ANDREW C. GAGNÉ, as to an undivided one-half interest** 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 obligations secured by the trust deed the sum of not less than \$56,864.00 with interest thereon at the rate of four percent (4%) per annum from MARCH 29, 2024.

In construing this instrument, whenever the context so requires, the singular includes the plural.

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

ANITA J. UNRUH TRUST

Robert L. Unruh  
Robert L. Unruh, Successor Trustee

Lori L. Moore  
Lori L. Moore, Successor Trustee

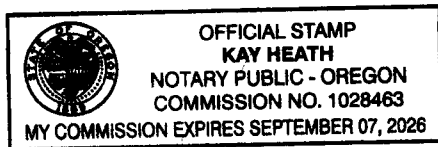
CLARK C. UNRUH TRUST

Robert L. Unruh  
Robert L. Unruh, Successor Trustee

Lori L. Moore  
Lori L. Moore, Successor Trustee

STATE OF OREGON; County of Klamath ) ss.

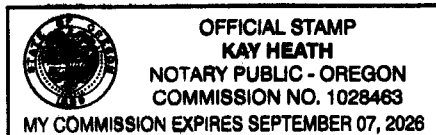
THE FOREGOING INSTRUMENT was acknowledged before me this 24 day of April, 2025, by Robert L. Unruh, as Successor Trustee of the Anita J. Unruh Trust, u.t.a.d. 09-26-1985.



Kay Heath  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9-7-26

STATE OF OREGON; County of Klamath ) ss.

THE FOREGOING INSTRUMENT was acknowledged before me this 24 day of April, 2025, by Lori L. Moore, as Successor Trustee of the Anita J. Unruh Trust, u.t.a.d. 09-26-1985.



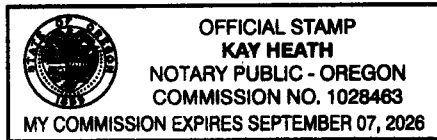
Kay Heath  
NOTARY PUBLIC FOR OREGON  
My Commission expires 9-7-2026

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STATE OF OREGON; County of Klamath ) ss.

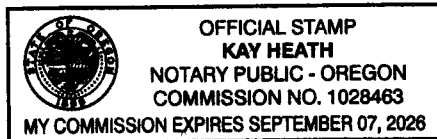
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