2018-008848 Klamath County, Oregon



07/26/2018 08:59:02 AM

Fee: \$117.00

AFTER RECORDING RETURN TO: Willard L. Ransom SORENSON, RANSOM & FERGUSON, LLP 133 NW D STREET GRANTS PASS, OR 97526

NAME & ADDRESS OF LIENHOLDER: Thomas & Judith Savage 5169 Rawson Road Corning, CA 96021

ASSIGNMENT OF BENEFICIAL INTEREST IN NOTE AND TRUST DEED

1. RECITALS:

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1.1 Joyce A. Graber is the owner of record of the beneficial interest in that certain Trust Deed dated August 4, 2014, executed and delivered by Roger M. Tauran and Josefien R. Tengor, husband and wife, Grantors, to First American Title, Trustee, recorded August 25, 2014, as document number 2014-008818, Official Records of Klamath County, Oregon, (hereafter the "Trust Deed") and conveying real property in said county described as follows:

That portion of the following described property lying Southerly of the South boundary of the Klamath Falls-Lakeview Highway No. 140.

The NE¹/₄ NW¹/₄ EXCEPT the East 440 feet and also EXCEPT the West 440 feet of Section 21, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The trust deed described above was executed as security for an Installment Note dated August 4, 2014, also executed by Roger M. Tauran and Josefien R. Tengor (hereafter the "Installment Note"). Joyce A. Graber is the name Payee and holder of the Installment Note obligation.

1.2 Joyce A. Graber died a resident of Tehama County, California, on February 21, 2018. A certified copy of her death certificate is attached hereto and incorporated herein by reference.

1.3 A Small Estate Affidavit under California Probate Code §§13100-13116, executed by Thomas Savage, Judith Savage and Diane Romo, as Co-Trustees of the Joyce Graber Revocable Living Trust, u/a dated June 3, 2014, pursuant to the probate code of California, the domiciliary state of Joyce A. Graber. The original Small Estate Affidavit is attached hereto and incorporated herein by reference.

1.4 Pursuant to the provisions of the Small Estate Affidavit attached, Thomas Savage and Judith Savage, in their individual capacities, are the persons entitled to distribution of the Installment Note and Trust Deed obligation described above.

SORENSON, RANSOM, FERGUSON & CLYDE, LLP ATTORNEYS AT LAW 133 NW "D" STREET GRANTS PASS, OREGON 97526 PHONE: (541) 476-3883 FAX: (541) 474-4495

Assignment of Beneficial Interest in Note and Trust Deed - Page 1.

2. ASSIGNMENT AND TRANSFER OF DECEASED BENEFICIARY'S INTEREST IN TRUST DEED; ENDORSEMENT OF INSTALLMENT NOTE. Pursuant to the laws of the domiciliary state of the decedent and the Small Estate Affidavit attached hereto, the undersigned hereby assign, transfer and set over to Thomas Savage and Judith Savage, husband and wife, with rights of survivorship, their successors in interest and assigns, hereinafter called Assignees, all the beneficial interest of Joyce A. Graber in and under the above-described 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 and the Installment Note obligation. In addition, the following endorsement shall be deemed to be placed upon the Installment Note described above: WITHOUT RECOURSE pay to the order of Thomas Savage and Judith Savage, husband and wife, with rights of survivorship.

DATED: 7-17-18 __,2018.

12.

JOYCE GRABER REVOCABLE LIVING TRUST, U/A DATED JUNE 3, 2014

Thomas Savage, Co-Trustee

Bv Judith Savage, Co-Truste

Van, MX BVA

Diane Romo, Co-Trustee

STATE OF CALIFORNIA)) COUNTY OF SHASTA

, 2018, before me, _____ On Notary Public, personally appeared Thomas Savage and Judith Savage, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CALIFORNIA NOTARIAL CERTIFICATE ATTACHED

Notary Public for California

SORENSON, RANSOM, FERGUSON & CLYDE, LLP ATTORNEYS AT LAW 133 NW "D" STREET GRANTS PASS, OREGON 97526 PHONE: (541) 476-3883 FAX: (541) 474-4495

Assignment of Beneficial Interest in Note and Trust Deed - Page 2.

STATE OF CALIFORNIA COUNTY OF SHASTA

, 2018, before me, _____

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On ____ Notary Public, personally appeared Diane Romo, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CALIFORNIA NOTARIAL CERTIFICATE ATTACHED , a

Notary Public for California

Assignment of Beneficial Interest in Note and Trust Deed - Page 3.

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed
the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
STATE OF CALIFORNIA }
COUNTY OF
On <u>July 2018</u> before me, <u>GORDON RAY WILSON</u> Notary Public, (here insert name and title of the officer)
personally appeared Thomas SAVage Judith Savage Diane Romo
Judith Starge Diane Komo
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.
WITNESS my hand and official seal. GORDON RAY WILSON Commission # 2143190 Notary Public - California Tehama County My Comm. Expires Mar 15, 2020
Signature: (Seal) Commision Expires 3/15/2020
Description of Attached Document
Title or Type of Document: Number of Pages:
Document Date: Other:

STAVNEO **CERTIFICATION OF**

COUNTY of TEHAMA RED BLUFF, CALIFORNIA

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This is a true and exact reproduction of the document officially registered and placed on file in the office of the EHAMA COUNTY CLERK-RECORDER. ATTEST: 2 6 /2019 FEB This copy not valid unless prepared on engraved border displaying seal and signature of Deputy County Clerk-Recorder. DATE ISSUED:

termiles Alise

VANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE?

Small Estate Affidavit under California Probate Code §§13100-13116

The undersigned hereby declares:

- 1. I make this declaration to induce **Pacific Trust Deed Servicing Company, Inc.** to transfer to me the property described below under California Probate Code §§13100-13116.
- 2. Joyce A. Graber died in Tehama County, California on February 21, 2018 while domiciled there.
- 3. At least 40 days have elapsed since the death of the decedent, as shown in the certified copy of the decedent's death certificate attached to this declaration.
- 4. No proceeding is now being or has been conducted in California for administration of the decedent's estate.
- 5. The gross value of the decedent's real and personal property in California, excluding the property described in California Probate Code §13050 does not exceed one hundred fifty thousand dollars (\$150,000) and includes the following:

Installment Note dated August 4, 2014 in the amount of \$33,600.00 with interest by Roger M. Tauran and Josefien R. Tengor as Debtors to Joyce Graber secured by that certain Trust Deed recorded on August 25, 2014 as Document No. 2014-008818 in the Official Records, County of Klamath, executed by Roger M. Tauran and Josefien R. Tengor, husband and wife, as Grantors to Joyce Graber, as beneficiary and First American Title as Trustee as to that certain real property located in the County of Klamath, State of Oregon:

That portion of the following described property lying Southerly of the South boundary of the Klamath Falls-Lakeview Highway No. 140.

The NE ¼ NW ¼ EXCEPT the East 440 feet and also EXCEPT the West 440 feet of Section 21, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account #:R359720

- 6. The declarant is the successor of the decedent (as defined in California Probate Code §13006) with respect to the decedent's interest in the described property.
- 7. No other person has a right to the interest of the decedent in the described property.
- 8. My name, address, age, and relationship to the decedent is as follows:

Thomas Savage, brother-in-law, adult, Co-Trustee of the Joyce Graber Revocable Living Trust dated June 3, 2014

Judith Savage, sister, adult, Co-Trustee of the Joyce Graber Revocable Living Trust dated June 30, 2014

Dianc Romo, daughter, adult, Co-Trustee of the Joyce Graber Revocable Living Trust u/a dated June 3, 2014

- 9. I request that the described property be paid, delivered, or transferred to: Thomas Savage and Judith Savage
- 10. I agree to hold the property holder free and harmless and indemnify it against all liability, claims, demands, loss, damages, costs, and expense whatsoever that it may incur because of the transfer, payment, or delivery to me of the property.
- 11. I affirm or declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: May 25, 2018

a conta d

Thomas Savage, Co-Trustee

Judith Savage, Co-Trustee

Diane Romo, Co-Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA) COUNTY OF SHASTA)

On May 25, 2018, before me, DeAnne E. Parker, Notary Public, personally appeared **THOMAS SAVAGE** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

my hand and official seal.



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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STATE OF CALIFORNIA COUNTY OF SHASTA

On May 25, 2018, before me, DeAnne E. Parker, Notary Public, personally appeared **JUDITH SAVAGE** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITMESS may hand and offig al seal.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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STATE OF CALIFORNIA COUNTY OF SHASTA

On May 25, 2018, before me, DeAnne E. Parker, Notary Public, personally appeared **DIANE ROMO** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

SS/my hand and official seal.

