

184

2013-010918

Klamath County, Oregon

09/25/2013 03:33:28 PM

Fee: \$42.00

**Grantor:**

Precision Capital  
4710 Village Plaza Loop #215  
Eugene, OR 97401

**Beneficiary:**

PC-0713-C Joint Venture  
4710 Village Plaza Loop #215  
Eugene, OR 97401

**After recording return to:**

PacWest Funding Inc., dba Precision Capital  
4710 Village Plaza Loop #215  
Eugene, OR 97401

**ASSIGNMENT OF TRUST DEED BY BENEFICIARY**

**FOR VALUE RECEIVED**, the undersigned beneficiary, PacWest Funding, Inc., an Oregon Corporation, dba Precision Capital, whose address is 4710 Village Plaza Loop #215, Eugene, OR, 97401, under that certain trust deed dated 30<sup>th</sup> Day of August, 2013, executed and delivered by Joanne L. Wallace Grantor, to Dean S. Kaufman, Trustee, and PacWest Funding, Inc. an Oregon corporation dba Precision Capital, as Beneficiary, and recorded on the 6<sup>th</sup> day of September, 2013, in Recording No. 2013-010233, of the Official Records of Klamath County, Oregon, conveying real property in said county, described as follows:

The Westerly 210 feet of the Southerly 175 feet of Lot 1, Block 2 of TRACT NO. 1080, WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

hereby grants, assigns, transfers, and sets over to 0813-C Joint Venture all its beneficial interest in and under said trust deed, together with the note or notes, monies, and obligations therein described or referred to, with the interest, and all rights and benefits whatsoever accrued or to be accrued under said trust deed.

In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

Until a change is requested, all tax statements are to be sent to the following address:

**4710 VILLAGE PLAZA LOOP #215, EUGENE, OR 97401**

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

  
By: Kevin Simrin, President  
Precision Capital

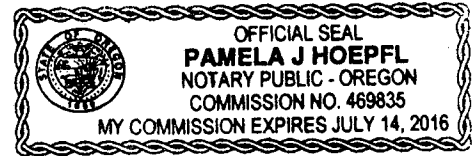
First American Title Ins. Co. has recorded this  
Instrument by request as an accommodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

STATE OF OREGON, County of Lane ) ss.

On the 20<sup>th</sup> day of September, 2013, personally appeared before me the above-named, Kevin Simrin, President of Precision Capital, who declared the foregoing instrument to be her voluntary act and deed.

Pamela J Hoepfl  
Notary Public for Oregon

My commission expires: July 14, 2016



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