

**2016-000828**

**Klamath County, Oregon**

**01/27/2016 12:30:04 PM**

**Fee: \$77.00**

**ALL TRANSACTIONS, ORS: 205.234**

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet DO NOT affect the transaction(s) contained in the instrument itself.

AFTER RECORDING RETURN TO:  
ANDERSON, McCOY & ORTA, P.C.  
100 North Broadway, Suite 2600  
Oklahoma City, Oklahoma 73102  
Telephone: 888-236-0007

- 1) **NAMES(S) OF THE TRANSACTION(S) required by ORS 205.234(a):**  
ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND  
SECURITY AGREEMENT
- 2) **DIRECT PARTY/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:**  
NATIXIS REAL ESTATE CAPITAL LLC, A DELAWARE LIMITED LIABILITY  
COMPANY, HAVING AN ADDRESS AT 1251 AVENUE OF THE AMERICAS, 5TH  
FLOOR, NEW YORK, NY 10020
- 3) **DIRECT PARTY/GRANTEE, required by ORS 205.125(1)(a) and ORS 205.160:**  
WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE  
REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST  
2015-NXS4, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES  
2015-NXS4, HAVING AN ADDRESS AT 1100 NORTH MARKET STREET,  
WILMINGTON, DE 19890,
- 4) **TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030**
- 5) **ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 6) **FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE  
COUNTY CLERKS LIEN RECORDS, ORS 205.121(1)(E)**
- 7) **THE AMOUNT OF THE CIVIL PENALTY or THE AMOUNT, INCLUDING  
PENALTIES, INTEREST AND OTHER CHARGES FOR WHICH THE WARRANT,  
ORDER OR JUDGMENT WAS ISSUED, ORS 205.125(1)(c) and ORS 18.325**

**OR-4.1**

**ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND  
SECURITY AGREEMENT**

**NATIXIS REAL ESTATE CAPITAL LLC,  
a Delaware limited liability company  
(Assignor)**

to

**WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE  
REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST 2015-  
NXS4, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2015-  
NXS4  
(Assignee)**

Effective as of December 9, 2015

County of Klamath  
State of Oregon

**DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:  
ANDERSON, McCOY & ORTA, P.C.  
100 North Broadway, Suite 2600  
Oklahoma City, Oklahoma 73102  
Telephone: 888-236-0007**

## **ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT**

As of the 9th day of December, 2015, NATIXIS REAL ESTATE CAPITAL LLC, a Delaware limited liability company, having an address at 1251 Avenue of the Americas, 5th Floor, New York, NY 10020, ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST 2015-NXS4, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2015-NXS4, having an address at 1100 North Market Street, Wilmington, DE 19890, ("Assignee"), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT made by SHILO INN, KLAMATH FALLS, LLC, an Oregon limited liability company to Assignor dated as of November 2, 2015 and recorded on November 3, 2015, as Document Number 2015-012045 in the Recorder's Office of Klamath County, Oregon (as the same has heretofore been amended, modified, restated, supplemented, renewed or extended), securing payment of note(s) of even date therewith, in the original principal amount of \$6,845,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

Together with any and all notes and obligations therein described, the debt and claims secured thereby and all sums of money due and to become due thereon, with interest provided for therein, and hereby irrevocably appoints Assignee hereunder its attorney to collect and receive such debt, and to foreclose, enforce and satisfy the foregoing the same as it might or could have done were these presents not executed, but at the cost and expense of Assignee.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

This Assignment shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

[SIGNATURE(S) ON THE FOLLOWING PAGE]

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IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of December, 2015.

**ASSIGNOR:**

NATIXIS REAL ESTATE CAPITAL LLC, a  
Delaware limited liability company

By: [Signature]  
Name: Gregory A. Murphy  
Title: Managing Director

By: [Signature]  
Name: Jerry Tang  
Title: Director

STATE OF NEW YORK §  
COUNTY OF NEW YORK §

On the 18th day of December, 2015, before me, the undersigned, a Notary Public in and for said state, personally appeared Gregory A. Murphy, personally known to me or 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 he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature: [Signature]  
Notary Public  
My Commission Expires: June 8, 2019

STATE OF NEW YORK §  
COUNTY OF NEW YORK §

**TAMEKA F ANDERSON**  
Notary Public, State of New York  
Registration #01AN6324831  
Qualified In New York County  
Commission Expires June 8, 2019

On the 18th day of December, 2015, before me, the undersigned, a Notary Public in and for said state, personally appeared Jerry Tang, personally known to me or 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 he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature: [Signature]  
Notary Public  
My Commission Expires: June 8, 2019

**TAMEKA F ANDERSON**  
Notary Public, State of New York  
Registration #01AN6324831  
Qualified In New York County  
Commission Expires June 8, 2019

Reference No.: 6820.018  
Matter Name: Shilo Inn Klamath Falls  
Pool: WFCM 2015-NXS4

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**Parcel 1:**

Lots 2, 3, 4, and 5, in Block 3 of TRACT NO. 1163, CAMPUS VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated Almond Street which inured thereto as evidenced by Ordinance 6597, recorded July 6, 1990 in Volume M90, page 13373, Microfilm Records of Klamath County, Oregon.

**Parcel 2:**

All that portion of the NW1/4 SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Northeasterly of the Eastside Bypass conveyed to the State of Oregon by deed recorded June 18, 1957 in Volume 292 at page 373, Deed Records of Klamath County, Oregon and recorded December 28, 1961 in Volume 334 at page 481, Deed Records of Klamath County, Oregon.

**Parcel 3:**

Lots 3, 4, and 5 in Block 4 of TRACT NO. 1163, CAMPUS VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated Almond Street which inured thereto, as evidence by Ordinance 6597 recorded July 6, 1990 in Volume M90, page 13373, Microfilm Records of Klamath County, Oregon.

**Parcel 4:**

Lots 1 and 6 in Block 3 of TRACT NO. 1163, CAMPUS VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.