

2016-007415

Klamath County, Oregon

07/13/2016 03:12:35 PM

Fee: \$77.00

This Instrument prepared by:

Vertical Bridge Towers, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, FL 33487

When recorded, return to:

Fidelity National Title Group
Commercial Lender Search Franchise Services
7130 Glen Forest Drive, Suite 300
Richmond, VA 23226

Oregon
Klamath County, ~~Illinois~~
US-OR-5001 # 19097462

**RELEASE OF MORTGAGE, FIXTURE FILING, SECURITY AGREEMENT AND
ASSIGNMENT OF LEASES AND RENTS**

WHEREAS, the undersigned TORONTO DOMINION (TEXAS) LLC, as Administrative Agent on behalf of the Lenders (hereinafter referred to as "Mortgagee", which term shall be deemed to include successors and assigns) under the Mortgage pursuant to that certain Amended and Restated Loan Agreement dated September 5, 2014 (the "Loan Agreement") and identified on Exhibit A hereto (as subsequently amended hereinafter referred to as the "Security Instrument") encumbering certain premises more particularly described therein (the "Premises"), including the portion thereof described on Exhibit B (hereinafter referred to as the "Released Premises"); and

WHEREAS, Vertical Bridge Towers, LLC, as mortgagor ("Mortgagor") under the Security Instrument has requested the Mortgagee to release the Released Premises from the encumbrance of the Security Instrument; and

NOW, THEREFORE, in consideration of the sum of Ten Dollars and xx/100 (\$10.00) paid by Mortgagor to Mortgagee, and for good and valuable consideration, the receipt of which is hereby acknowledged, and intending to be legally bound, Mortgagee hereby conveys and quitclaims to Mortgagor and releases and discharges from the lien and encumbrance of the Security Instrument, the Released Premises.

PROVIDED, HOWEVER, nothing contained herein shall in anyway affect, alter, or diminish the lien and encumbrance or any other deed to secure debt, mortgage, security agreement, or other collateral security document or the payment and performance of the Obligations (as defined in the Security Instrument); and nothing herein contained shall alter the terms of any such other deed to secure debt, mortgage, security agreement or other collateral security document, or the Loan Agreement or the debt instrument or instruments, as the case may be, secured by the Security Instrument or in any way diminish or decrease the amount of the indebtedness evidenced by the Loan Agreement or any other debt instrument or instruments, as the case may be.

Executed this 7th day of June, 2016

Toronto Dominion (Texas) LLC
as Administrative Agent

By: 

Print Name: Alice Mare

Title: Authorized Signatory

Province of Ontario

On the 7th day of June, in the year 2016, before me, the undersigned, personally appeared Alice Mare, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

Printed Name: Adriana Groskopf

My Commission Expires: N/A

Exhibit A
Security Instrument

The following Security Instrument is recorded in the Mortgage Books of Klamath County Recorder, Oregon.

A. Mortgage ("Mortgage") and VB Site ID and Name

VB Site ID:	US-OR-5001
VB Site Name:	CRESCENT BUTTE
Mortgagor:	Vertical Bridge Towers, LLC, a Delaware limited liability company
Mortgagee:	Toronto Dominion (Texas) LLC
Dated:	March 31, 2014
Recorded:	MAY 14, 2015
Instrument #	2015-004930

Address:	5.8 MILES SW OF ESTACADA
City/Town:	CRESCENT
County:	KLAMATH
State:	OREGON
Tax Parcel ID	

Exhibit B

An interest in land, said interest being over a portion of the following described parent parcel:

All that portion of the following described parcel which lies wholly within Section 29, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 1 of Land Partition No. 37-09, being a replat of a portion of Parcel 2, Land Partition NO. 52-91 located in Township 23 South, Ranges 9 & 10 East, Township 24 South, Ranges 9, 10 & 11 and Township 25 South Ranges 9 & 10 East of the Willamette Meridian, Klamath County, Oregon, recorded February 23, 2010 in Volume 2010, Page 002586 Klamath County records.

AND BEING the same property conveyed to the State of Oregon, acting through the Oregon Board of Forestry on behalf of the Oregon Department of Forestry from Cascade Timberlands (Oregon), LLC, a Delaware limited liability company by Special Warranty Deed dated March 02, 2010 and recorded March 08, 2010 in Instrument No. 2010-003027; Correction Deed dated July 13, 2010 and recorded July 21, 2010 in Instrument No. 2010-008699.

Tax Parcel No. State Assessed

Said interest being over land more particularly described by the following description:

Insert metes and bounds description of area