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MTC 94257AM

2016-008146

Klamath County, Oregon

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Fee: \$107.00

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

Wells Fargo Bank, N.A.  
2450 Colorado Avenue, Suite 3000W  
Santa Monica, CA 90404  
Attention: Theresa Wong

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

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

**THIS ASSIGNMENT OF DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING ("Assignment")** is made as of June 14, 2016, by **GENERAL ELECTRIC COMPANY** (as successor by merger to General Electric Capital Corporation), having an address at 500 West Monroe Street, Chicago, Illinois 60661, in its capacity as Agent ("**Assignor**"), to and in favor of **WELLS FARGO BANK, NATIONAL ASSOCIATION**, as Agent ("**Assignee**"), having an address at 2450 Colorado Ave., Suite 3000 West, Santa Monica, CA 90404. For good and sufficient consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby sells, assigns, transfers, and endorses to Assignee, its successors and assigns, without recourse, representation or warranty (except as provided in the Stock and Asset Purchase Agreement, dated as of October 13, 2015, as amended, supplemented or otherwise modified from time to time, between GE Capital Global Holdings, LLC, a Delaware limited liability company (as permitted assignee of General Electric Capital Corporation) and Wells Fargo Bank, N.A.) all its right, title and interest in and to that certain Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing encumbering the property legally described on Exhibit A attached hereto, which Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing is more particularly described on Exhibit B attached hereto (the "**Deed of Trust**").

Notices to Beneficiary shall be addressed to:

Wells Fargo Bank, National Association  
2450 Colorado Ave., Suite 3000 West  
Santa Monica, CA 90404  
Attention: Ms. Theresa Wong

**[NO FURTHER TEXT ON THIS PAGE]**

IN WITNESS WHEREOF, Assignor has caused this Assignment to be executed in its name by its duly authorized officer as of the date first above written.

**ASSIGNOR:**

**GENERAL ELECTRIC COMPANY, as  
successor by merger to General Electric Capital  
Corporation**

By: 

Name: Jennifer Homer

Its: Senior Counsel

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )

ON JUNE 8<sup>th</sup>, 2016, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JENNIFER HOMER, 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/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT, THE ENTITY UPON BEHALF OF WHICH HE/SHE ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.



SIGNATURE Angela D. Melendez  
(SEAL)

MY COMMISSION EXPIRES: 8/31/2019

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

#### **PARCEL 1:**

All that part of Lot 1 of Section 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the intersection of the centerline of the railway of the Great Northern Railway Company as now located and constructed with the Southerly boundary of said Lot 1 at a point distance 220.7 feet Easterly from the Southwest corner of said Lot 1; thence Northeasterly along the said center line 330.2 feet; thence Northwesterly perpendicularly to the said center line 9 feet to the true point of beginning; thence continuing Northwesterly along the last described course 52 feet, more or less, to an intersection with the Northeasterly boundary of the right of way of the Klamath Falls-Weed Highway as described in a grant of easement dated November 22, 1935, from the Great Northern Railway Company to Klamath County, Oregon; thence Northwesterly along the said Northeasterly boundary to an intersection with the Westerly boundary of said Lot 1; thence Northerly along the said Westerly boundary of said Lot 1 to the Northwest corner of said Lot; thence Easterly along the Northerly boundary of said Lot; 751.3 feet, more or less, to a point distance 9 feet northwesterly at right angles from the centerline of railway; thence Southwesterly parallel to the said centerline and 9 feet Northwesterly therefrom to the true point of beginning.

EXCEPTING that portion conveyed to the State of Oregon by and through its Department of Transportation by instrument recorded in Volume M92, page 4516, Microfilm Records of Klamath County, Oregon.

#### **PARCEL 2:**

All that part of Lot 1 of Section 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 1; thence South 89° 27' East along the North line of said lot 736.7 feet; thence South 24° 00' East 51.08 feet, more or less, to a point 26.5 feet distant Southeasterly measured at right angles from the centerline of the right of way of the Great Northern Railway Company, as now located and constructed, being the true point of beginning of this description; thence continuing South 24° 00' East 424 feet, more or less, to the low water mark on the Northwesterly bank of the Klamath River; thence Southwesterly along said River Bank to the South line of said Lot 1; thence North 89° 19' West along said South line 129.5 feet, more or less, to a point 26.5 feet distant Southeasterly measured at right angles from the centerline of said railway, as now located and constructed; thence Northeasterly parallel with said centerline and 26.5 feet distant therefrom to the true point of beginning.

EXCEPTING that portion conveyed to the State of Oregon by and through its Department of Transportation by instrument recorded in Volume M92, page 4516, Microfilm Records of Klamath County, Oregon.

Continued

**PARCEL 3:**

All that portion of Section 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the corner common to Sections 7, 8, 17 and 18 of said Township and Range; thence South 0° 54' 30" West, 679.9 feet; thence South 41° 31' West, 875.9 feet; thence South 24° East, 43.96 feet to the true point of beginning of this description; thence South 24° East, 431.13 feet; thence North 63° 55' East, 92.5 feet; thence North 27° 14' West, 458.8 feet to a point; thence South 41° 31' West, 73.1 feet to the true point of beginning.

**PARCEL 4:**

Northeast 1/4 of the Northwest 1/4 of Section 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following:

Beginning at the Northeast corner of East 1/2 of the Northwest 1/4 of said Section 18; thence South 160 feet; thence West 60 feet; thence North 160 feet; thence East 60 feet to the point of beginning.

**PARCEL 5:**

A tract of land situated in the Northwest 1/4 of the Northeast 1/4 of Section 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being that portion of the Northerly 30 acres lying Westerly of the U.S. Highway No. 97, EXCEPTING THEREFROM the Northerly 100 feet, and being more particularly described as follows:

Beginning at a point on the Westerly right of way line of said U.S. Highway 97, said point being South 00° 37' 00" West 100.00 feet and South 89° 30' 00" East 1065.66 feet from the North quarter corner of said Section 18; thence North 89° 30' 00" West 1065.66 feet to a 5/8 inch iron pin on the West line of the Northwest 1/4 of the Northeast 1/4 of said Section 18; thence South 00° 37' 00" West along said West line; 896.00 feet to a 5/8 inch iron pin; thence South 89° 06' 45" East generally along an old fence line, 1143.05 feet to a 5/8 inch iron pin on the Westerly right of way line of said highway; thence Northerly along said Westerly right of way line (direct tie line bears North 04° 16' 41" West 906.88 feet) to the point of beginning, with bearings based on the North line of the Northeast 1/4 of said Section 18, as being South 89° 30' 00" East, as per recorded Survey No. 2149, as recorded in the Klamath County Surveyor's office.

ALSO BEGINNING at the Northeast corner of the E 1/2 NW 1/4, Section 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 160 feet; thence West 60 feet; thence North 160 feet thence East 60 feet to the point of beginning.

ALSO a reservoir site described as follows:

Beginning at a point which is 100 feet South of the Northeast corner of the SE1/4 NW 1/4, Section 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 100 feet; thence West 100 feet; thence North 100 feet; thence East 100 feet to the point of beginning.

EXCEPTING that portion convey to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded in Volume M92, page 4511, Microfilm Records of Klamath County, Oregon.

**PARCEL 6:**

Beginning at the one-quarter corner common to Sections 7 and 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 89° 30' East along the North line of said Section 18, a distance of 1066.8 feet, more or less, to the Westerly right of way line of the Dalles-California Highway; thence South 1 degree 32' West along said right of way line a distance of 100.0 feet; thence North 89° 30' West 1065.2 feet, more or less, to the West line of the Northwest 1/4 of the Northeast 1/4 of said Section 18; thence North 0° 37' East 100.0 feet, more or less, to the point of beginning; being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING that portion convey to the State of Oregon, by and through its Department of Transportation, Highway Division, recorded in Volume M92, page 4511, Microfilm Records of Klamath County, Oregon.

**PARCEL 7:**

A tract of land situated in the NW1/4, Section 17, and the NE1/4, Section 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 2-inch iron pin on the Southeasterly right of way line of the Burlington Northern Railroad (formerly Great Northern Railroad) from which the Northeast corner of said Section 18 bears North 02° 33' 44" East, 776.39 feet; thence South 27° 15' 48" East 822.93 feet to a 2-inch iron pipe on the bank of Klamath River as described in Deed Volume 337, page 60, Deed Records of Klamath County, Oregon; thence along the lines of said Deed Volume, South 72° 28' 30" West 599.50 feet to a 5/8 inch iron pin with plastic cap, South 63° 55' 00" West 93.00 feet to a 5/8 inch iron pin marking the Southwest corner of that tract of land described in Deed Volume M69, page 8019, Microfilm Records of Klamath County, Oregon; thence North 27° 15' 48" West 458.75 feet to a 5/8 inch iron pin marking the Northeast corner of said tract and being on the Southeasterly right of way line of said railroad right of way; thence along said right of way line North 41° 31' 00" East 641.90 feet to a 5/8 inch iron pin with plastic cap, thence on the arc of a curve to the right (central angle equals 05° 31' 26" and radius equals 934.93 feet) 90.14 feet to the point of beginning, with bearings based on Great Northern Railway Map t-58.

AND ALSO, a tract of land situated in Government Lots 1, 11 and 12, Section 17, and the NE1/4 NE1/4, Section 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

(Parcel 7 Continued)

Beginning at a 2-inch iron pipe on the Southerly right of way line of the Burlington Northern Railroad (formerly Great Northern Railroad) from which the Northeast corner of said Section 18 bears North 02° 33' 44" East 776.39 feet; thence Northeasterly along the said right of way line on the arc of a curve to the right (radius point bears South 42° 57' 34" East 934.93 feet, central angle = 15° 55' 34") 259.88 feet; thence Easterly along a line 20 feet Southerly of the centerline of a railroad spur on the arc of a curve to the right (radius point bears South 27° 02' 00" East 465.82 feet, central angle = 39° 48' 46") 323.68 feet; thence leaving said railroad spur, South 31° 22' 30" East, 674.38 feet; thence North 52° 55' 38" East 763.67 feet; thence North 64° 31' 06" East 373.13 feet; thence South 21° 44' 14" East 81.11 feet to the Southeasterly line of that tract of land described in Volume 337, page 60 Deed Records of Klamath County, Oregon, the water line of Klamath River bears Southeasterly 25 feet; thence along said deed line: South 86° 21' 00" West, 50.44 feet, South 69° 07' 00" West 287.00 feet, South 53° 09' 00" West 584.00 feet, South 44° 03' 30" West 151.00 feet South 48° 17' 00" West 137.00 feet, South 58° 37' 00" West 322.00 feet and South 72° 28' 30" West 219.50 feet to a 2-inch iron pipe, the water line of said river bears Southeasterly 12 feet; thence North 27° 15' 48" West 822.93 feet to the point of beginning, with bearings based on map of Survey No. 4016 as recorded at the Klamath County Surveyor's Office.

**PARCEL 8:**

A strip of land situated in Government Lots 1 of Section 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Northwest corner of said Government Lot 1; thence South 89° 27' East along the North line of said Government Lot 1 a distance of 736.7 feet; thence South 24° 00' East, along a line hereinafter referred to as "Line A", a distance of 51.08 feet, more or less, to a point 26.5 feet distant Southeasterly, measured radially from the centerline of The Burlington Northern and Santa Fe Railway Company's Lead Track as now located and constructed, and the True Point of Beginning; thence Southwesterly along a line drawn concentric and parallel with said Lead Track centerline a distance of 1,160 feet, more or less, to the intersection with a line drawn parallel with and distant 50.0 feet Northeasterly, as measured at right angles for the centerline of U. S. Highway 97 (Dalles-California Highway); thence Northwesterly along the last described parallel line 30 feet, more or less, to a point being 8.5 feet Southeasterly, as measured at right angles from said Lead Track centerline; thence Northeasterly along a line drawn concentric and parallel with said Lead Track centerline a distance of 1,185 feet, more or less, to the intersection with the North line of said Government Lot 1; thence South 89° 27' East along the North line of said Government Lot 1 to the intersection with a line drawn parallel with and distant 20.0 feet Southeasterly, as measured at right angles from said Lead Track centerline; thence Southwesterly along the last described parallel line 50 feet, more or less, to the intersection with said "Line A"; thence South 24° 00' East 7 feet, more or less, to the True Point of Beginning.

ALSO,



(Parcel 8 Continued)

A parcel of land situated in said Government Lot 1 of Section 18, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the intersection of said Lead Track centerline with the South line of said Government Lot 1 at a point distance 220.7 feet Easterly from the Southwest corner of said Government Lot 1; thence Northeasterly along said Lead Track centerline 330.2 feet; thence Northwesterly radially to said Lead Track centerline 9.0 feet to a the most Southerly corner of that certain tract of land described in deed from Great Northern Railway Company to Klamath Door Co. dated November 17, 1950, and the True Point of Beginning; thence continuing Northwesterly radially to said Lead Track centerline 41.0 feet; thence Southwesterly parallel with said Lead Track centerline to the intersection with a line drawn parallel with and distant 50.0 feet Northeasterly, as measured at right angles from the centerline of U. S. Highway 97 (Dalles-California Highway); thence southeasterly along the last described parallel line 60 feet, more or less, to a point being 9.0 feet Northwesterly, as measured radially from said Lead Track centerline; thence Northeasterly along a line drawn concentric with said Lead Track centerline 70 feet, more or less, to the True Point of Beginning.

**EXHIBIT B**

**DESCRIPTION OF DEED OF TRUST**

Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing made by COLUMBIA PLYWOOD CORPORATION, a North Carolina corporation, as Grantor, to CHICAGO TITLE INSURANCE COMPANY OF OREGON, as trustee, for the benefit of GENERAL ELECTRIC CAPITAL CORPORATION, as agent for and on behalf of certain lenders, as Beneficiary, dated as of September 19, 2008, recorded with the Klamath County, Oregon Microfilm Records on September 22, 2008 as Instrument No. 2008-013169.