



2016-012689

Klamath County, Oregon

11/29/2016 02:11:01 PM

Fee: \$62.00

AFTER RECORDING RETURN TO:
Bendich, Stobaugh & Strong, P.C.
701 Fifth Avenue, Suite 4850
Seattle, WA 98104

**ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
ETC. TO UNITED STATES SMALL BUSINESS ADMINISTRATION**

For value received, Evergreen Business Capital ("CDC") does hereby assign to the United States Small Business Administration ("SBA"), whose mailing address is Fresno Commercial Loan Service Center, 801 R Street, Suite 101, Fresno, CA 93721, all of the instruments, security interests and agreements, property, collateral and contract rights described in the paragraphs below.

- (a) All right, title, and interest of CDC in and to a note executed by DUNHAM HOLDINGS, LLC in the amount of \$657,000.00 ("the Note").
- (b) All right, title and interest of CDC in a Deed of Trust by and between DUNHAM HOLDINGS, LLC, Grantor, and CDC as Beneficiary. The Deed of Trust secures payment of the Note. The Deed of Trust is dated November 1, 2016 recorded in Klamath County, Recording No. 2016-012094, and concerns the real property that is legally described on attached Exhibit A.
- (c) All right, title and interest in the Assignment of Leases and Rents executed by DUNHAM HOLDINGS, LLC and THE CARRIAGE WORKS LLC on November 1, 2016 recorded in Klamath County, Recording No. 2016-012095, and concerns the real property that is legally described on attached Exhibit A.
- (d) All right, title and interest in Guarantee(s) of the Note signed by THE CARRIAGE WORKS LLC, Brian W. Dunham and Debbie H. Dunham.

AMERITITLE 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.

It is agreed that the SBA shall have full power, right and authority to reassign the collateral, contract rights, security interests, agreements, property and instruments which are the subject of this assignment.

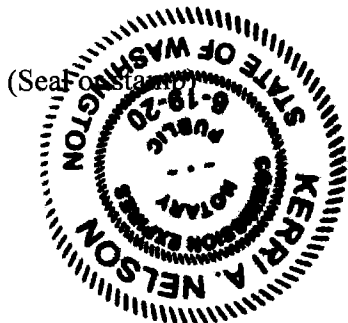
Done at Seattle, WA on November 15, 2016.

Evergreen Business Capital

By: Edna L. Peterson
Edna L. Peterson, Sr. Vice President

State of Washington)
) ss.
County of King)

I certify that I know or have satisfactory evidence that Edna L. Peterson is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Sr. Vice President of Evergreen Business Capital to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Dated November 15, 2016

Kerri A. Nelson
NOTARY PUBLIC in and for the State of Washington
Residing at Milton
My Commission expires: 06.19.20

EXHIBIT A

LEGAL DESCRIPTION

Parcel 1

Lot 2, KLAMATH FALLS INDUSTRIAL PARK - TRACT 1463, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2

Lot 3, KLAMATH FALLS INDUSTRIAL PARK - TRACT 1463, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 3

A parcel of land being the South 84.50 feet of Lot 4 of KLAMATH FALLS INDUSTRIAL PARK, TRACT 1463, a duly recorded subdivision at the Klamath County Clerk's Office, situated in the SW1/4 of Section 15 and the NW1/4 of Section 22, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at the Northwest corner of Lot 3 of said Tract 1463, said point being marked by a 5/8" x 30" rebar with a yellow plastic cap stamped "Rhine-Cross Group LLC", thence along the Westerly boundary line of Lot 4 of said Tract 1463, North 01°21'39" East 84.50 feet to a 5/8" x 30" rebar with a yellow plastic cap stamped "Rhine-Cross Group LLC", thence leaving said Westerly boundary line, South 88°38'21" East 604.57 feet to a point on the Westerly Right-of-Way line of Altamont Drive, said point being marked by a 5/8" x 30" rebar with a yellow plastic cap stamped "Rhine-Cross Group LLC", thence along said Westerly Right-of-Way line along an offset spiral curve to the left, a chord distance of South 00°24'47" West 84.51 feet to the Northeast corner of said Lot 3, said point being marked by a 5/8" x 30" rebar with a yellow plastic cap stamped "Rhine-Cross Group LLC", thence along the North line of said Lot 3, South 88°38'21" East 605.97 feet to the point of beginning.