

2017-000978

Klamath County, Oregon



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01/31/2017 09:35:18 AM

Fee: \$47.00

**Grantor:**

Precision Capital  
4710 Village Plaza Loop #140  
Eugene, OR 97401

**Beneficiary:**

PC-0117-G Joint Venture  
4710 Village Plaza Loop #140  
Eugene, OR 97401

**After recording return to:**

PacWest Funding Inc., dba Precision Capital  
4710 Village Plaza Loop #140  
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 #140, Eugene, OR, 97401, under that certain trust deed dated January 19, 2017, executed and delivered by Kenneth M. Clegg, Grantor, whose address is 4460 Bisbee Street, Klamath Falls, OR 97603, to Amerititle, 300 Klamath Avenue, Klamath Falls, OR 97601, Trustee, and PacWest Funding, Inc. an Oregon corporation dba Precision Capital, whose address is 4710 Village Plaza Loop, Suite 140, Eugene, OR 97401, as Beneficiary, and recorded on January 23, 2017, in Recording No. 2017-000666, of the Official Records of Klamath County, Oregon, conveying real property in said county, described as follows:

**SEE ATTACHED EXHIBIT A**

hereby grants, assigns, transfers, and sets over to PC-0117-G Joint Venture, whose address (as indicated above) is 4710 Village Plaza Loop, #140, Eugene, OR 97401, 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 #140, 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.

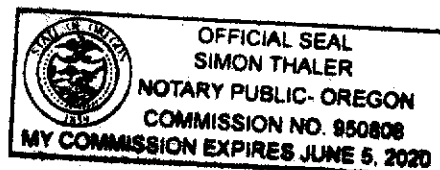
By: Kevin Simrin, President  
Precision Capital

STATE OF OREGON, County of Lane ) ss.

On the 23rd day of January, 2017, personally appeared before me the above-named, Kevin Simrin, President of Precision Capital, who declared the foregoing instrument to be his voluntary act and deed.

  
Notary Public for Oregon

My commission expires: June 5, 2020



## EXHIBIT "A"

A portion of Lots 5 and 6 in Block 32, HOT SPRINGS ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 6, Block 32 HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, thence Northwesterly along the Easterly side of the alley 80 feet; thence Northeasterly parallel with Leroy Street 40 feet; thence Southeasterly parallel with Eldorado Avenue 28 feet; thence Northeasterly parallel with Leroy Street 3 feet; thence Southeasterly parallel with Eldorado Avenue 52 feet to Leroy Street; thence Southwesterly along said line of Leroy Street 43 feet to the place of beginning, being a portion of Lots 5 and 6 in Block 32, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon