

2017-008001

Klamath County, Oregon



07/18/2017 09:41:21 AM

Fee: \$42.00

Grantor:

Precision Capital
Re: Loan PC0417T
Re: Property at 9608 Kestrel Road
4710 Village Plaza Loop #140
Eugene, OR 97401

Beneficiary:

PC0417T 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 June 15, 2017, executed and delivered by Kristin M. Nelson, Grantor, whose address is 9608 Kestrel Road, Klamath Falls, OR 97601, to Dean S. Kaufman, Attorney at Law, 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 June 23, 2017, in Recording No. 2017-006908, of the Official Records of Klamath County, Oregon, conveying real property in said county, described as follows:

LOT 752, RUNNING Y RESORT - PHASE 9, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

hereby grants, assigns, transfers, and sets over to PC0417T 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 10th day of July, 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

