

RECORDING REQUESTED BY
AND AFTER RECORDING RETURN TO
AND THE NAME AND ADDRESS OF THE PERSON
HOLDING A LIEN IN THE PROPERTY IS:

MIN:

2018-005943
Klamath County, Oregon
05/15/2018 09:35:01 AM
Fee: \$62.00

Guidance Residential, LLC
11107 Sunset Hills Rd., Suite 200
Reston, VA 20190

Attn: Omama Pervez

ASSIGNMENT OF BENEFICIAL INTEREST IN TRUST DEED AND AMENDMENT OF TRUST DEED

GRANTOR: (1) KHAN, EIMAAAN (Consumer)
2004-0000282, LLC (Co-Owner/Assignor/Beneficiary)

GRANTEE: (1) Guidance Residential, LLC (Co-Owner's Assignee/Beneficiary)
11107 Sunset/Hills Road, Suite 200
Reston, VA 20190
*Hills
(2) First American Title Insurance Company of Oregon (Trustee)

Reference numbers(s) of Related Document(s): 2018-005936
[Insert Recording No. of Deed of Trust]

The maturity date of the obligations secured by this instrument, exclusive of any option to renew or extend such maturity date, is: 06/1/2048.

The Tax Account No. for the real property covered by this deed of trust is: R-3610-010D0-01300-000. In the event of any conflict between the description of the real property included in this instrument and the foregoing tax account numbers, the description in this instrument shall control.

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ASSIGNMENT OF BENEFICIAL INTEREST IN TRUST DEED AND AMENDMENT OF TRUST DEED

For value received, **2004-0000282, LLC** ("Co-Owner") assigns to **Guidance Residential, LLC** ("Co-Owner's Assignees"), whose address is **11107 Sunset Hills Rd., Suite 200, Reston, VA 20190**, Co-Owner's rights, title and interest in the Obligation to Pay and the Deed of Trust dated even date herewith between Co-Owner and the Grantor referenced on the cover page, together with all rights, duties and obligations of the Co-Owner as specified in those documents and including the Indicia of Ownership relating to the Property set forth below. All capitalized terms used herein without definition shall have the meaning ascribed to such terms in the aforementioned Deed of Trust.

The Indicia of Ownership means: (i) the right of re-entry for purposes of inspection of the Property, upon proper and reasonable notice to Consumer; (ii) the ability to cure any defects regarding the Property, subject to the giving of reasonable notice to Consumer (however, this right shall not impose an obligation on Co-Owner to cure such defects); (iii) the right to notice regarding any further placement of encumbrances on the Property (but nothing in this clause shall preclude the Consumer from encumbering the Property if such encumbrance is permitted under Applicable Law); (iv) the right to approve of any significant improvements to the Property (but such right shall not obligate Co-Owner to make or pay for such improvements); (v) the right to approve of any lease by Consumer of his or her right to occupy the Property, which approval will not be unreasonably withheld (but nothing in this clause shall preclude the Consumer from leasing the Property if such letting is permitted under Applicable Law; however, in the event Consumer leases the Property, Consumer will remain obligated for Monthly Payments under the Co-Ownership Agreement); and (vi) the ability to exercise rights and remedies under the Co-Ownership Agreement if Consumer Defaults under the Co-Ownership Agreement, the Obligation to Pay or the Security Instrument,

Co-Owner hereby assigns and transfers to Co-Owner's Assignee all of Co-Owner's right, title and interest that it holds as beneficiary under the Deed of Trust.

Co-Owner further irrevocably grants and conveys to First American Title Insurance Company of Oregon ("Trustee" whose address is 222 S.W. Columbia St., Portland, OR, 97201), in trust, with power of sale and right of entry and possession, all of Co-Owner's right, title and interests now owned or hereafter acquired in and to the Property, as described in Exhibit A attached hereto, TOGETHER WITH all improvements now or hereafter erected on the Property and all easements, appurtenances, and fixtures now or hereafter a part of the Property, as well as all replacements and additions to the Property. Co-Owner and Co-Owner's Assignee further make all of the covenants and agreements that Consumer and Co-Owner made under Sections 11, 19, 22, 23, 24 and 25 of the Deed of Trust as though Co-Owner were the original grantor and Co-Owner's Assignee were the original beneficiary thereunder. This assignment secures to Co-Owner's Assignee the performance of the Consumer's covenants and agreements under the Co-Ownership Agreement and the Obligation to Pay and the performance of the Consumer's obligations under the Deed of Trust.

It is the intent of the Parties that the execution of this Assignment Agreement and Amendment of Security Instrument by Co-Owner is intended to constitute an assignment of, all of Co-Owner's rights under the Security Agreement and an amendment (and not constitute a separate security instrument or agreement) to that certain Security Instrument recorded immediately prior to the recordation of this Assignment in order to provide further security in this Transaction to Co-Owner's Assignee, as beneficiary under the Security Instrument as amended by this Assignment Agreement, and that Co-Owner's Assignee would not fund the Transaction between Consumer and Co-Owner without the execution of this Assignment Agreement by Co-Owner. It is the intent of the Parties that an uncured Default gives rise to the ability by Co-Owner's Assignee to exercise any and all of its remedies (including the exercise of a power of sale) against all interests of both Consumer and Co-Owner in the Property whether now owned or hereafter acquired. In the event that Consumer Defaults under the Co-Ownership Agreement, the Obligation to Pay or the Security Instrument, Co-Owner's Assignee shall provide to the Co-Owner, within the same time frame, a duplicate original of the Default Notice that it gives to Consumer.

In the event of Consumer's insolvency, including a filing for protection under the U.S. Bankruptcy Code, Co-Owner agrees to cooperate as fully as allowed under Applicable Law in assisting Co-Owner's Assignee in maintaining or realizing on its security interest in the Property.

TO HAVE AND TO HOLD the same unto Co-Owner's Assignee, its successors and assigns, forever, IN WITNESS WHEREOF, Co-Owner has executed these presents on **05/8/2018**.

(Co-Owner)

By: 

2004-0000282, LLC

Kristin Pedersen, Assistant Vice President of
Guidance Holding Corporation, Manager

State of Virginia
County of Fairfax

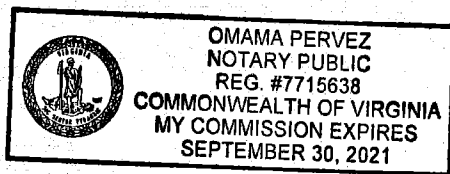
On 5/8/2018 before me, OMAMA PERVEZ
personally appeared **Kristin Pedersen, Assistant Vice President** of Guidance Holding Corporation, Manager of **2004-0000282, LLC**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/ their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public

(Seal)

09/30/2021
My commissions expires



BY SIGNING BELOW, Consumer accepts and agrees to the terms and covenants contained in this assignment and amendment to the Security Instrument and in any Rider executed by Consumer and recorded with it.

Eimaan Khan

EIMAAN KHAN

Consumer

Consumer

Consumer

Consumer

STATE OF OREGON

County of

Deschutes

On this day personally appeared before me

EIMAAN KHAN

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this

9th

day of

May

2018



TERRI L. BRITTINGHAM

Notary Public in and for the State of Oregon

My Appointment Expires on

January 8, 2021

Exhibit A

**LOTS 7,8,9,10 AND 11,12 AND 13, BLOCK 1~~M~~ SPRAGUE RIVER VILLAGE, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH
COUNTY, OREGON**