

2018-007160

Klamath County, Oregon

06/13/2018 02:39:00 PM

Fee: \$92.00

239537AM

When Recorded, Return to:
Evergreen Note Servicing
Acct Reference: 39000600200528
7310 N. 16th Street, Ste 315
Phoenix, AZ 85020

This Document Prepared/Drafted BY
Deed Street Capital
844-696-6834

THIS SPACE PROVIDED FOR RECORDER'S USE

ASSIGNMENT OF TRUST DEED

FOR VALUE RECEIVED, the undersigned under that certain Trust Deed dated June 17, 2009, executed and delivered by Karen E. Johnson and Jim A. Rose, to Western Title & Escrow Company, trustee, in which Wanda M. Ridenour, is the beneficiary, recorded on June 24, 2009, as Instrument No. 2009-008747 of the Mortgage Records of Klamath County, State of Oregon. Said Trust Deed was amended by Modification of Trust Deed dated December 23, 2013 and recorded on March 17, 2014 as Instrument No. 2014-002228 of the Mortgage Records of Klamath County, State of Oregon and further amended by Modification of Trust Deed and Promissory Note dated 6/4, 2018 and recorded 6/13, 2018 as Instrument No. 2018-007160 and conveying real property in said county described as follows:

Lots 8 through 12, Block 30 CRESCENT, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, together with the one-half portion of vacated alley adjacent to said lots which inure thereto.

Hereby grants, assigns, transfers and sets over to NWC Receivables Trust located at C/O Deed Street Capital, 181 Washington Street, Suite 374, Conshohocken, PA 19428 hereinafter called assignee, and assignee's heirs, personal representatives, successors and assigns, all of the beneficial interest in and under said trust deed, together with the notes, moneys and obligations therein described or referred to, with interest thereon, and all rights and benefits whatsoever accrued or to accrue under said trust deed.

The undersigned hereby covenants to and with said assignee that the undersigned is the beneficiary or beneficiary's successor in interest under said trust deed and is the owner and holder of the beneficial interest therein and has the right to sell, transfer and assign the same, and the note or other obligation secured thereby, and that there is now unpaid on the obligation secured by said trust deed the sum of not less than \$84,285.46 with interest thereon from May 24, 2018.

In construing this instrument and whenever the context hereof so requires, the singular includes the plural.

In Witness Whereof, the undersigned has hereunto executed this document; if the undersigned is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

DATED: This 12 day of June, 2018

Wanda M. Ridenour
By: Wanda M. Ridenour

STATE OF Oregon
County of Benton

On this day personally appeared before me, Wanda M. Ridenour, to me known to be the individuals 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 12th day of June, 2018.

Caitlin Louise Scott
Notary Public in and for the State of Oregon
Residing at Corvallis

ASSIGNMENT OF TRUST DEED

Assignor: Wanda M. Ridenour

To

Assignee: NWC Receivables Trust

