

2018-008327

Klamath County, Oregon

07/12/2018 11:06:01 AM

Fee: \$92.00

After recording, please return to:

Umpqua Bank  
c/o Bradley S. Copeland  
Arnold Gallagher P.C.  
P.O. Box 1758  
Eugene, OR 97440

242191 Am

**PARTIAL RELEASE OF ASSIGNMENT OF RENTS AND OTHER PROPERTY**

Pursuant to the terms of that certain Assignment of Rents in which Carleton Farms, a partnership consisting of James A. Carleton, Gregory G. Carleton and Richmond J. Carleton assigned to Umpqua Bank all rents derived from various parcels of real property and improvements thereon to secure payment of various obligations owed to Umpqua Bank, which was recorded May 5, 2016, as Instrument No. 2016-004565, in the Official Records of Klamath County, Oregon, as modified by a Modification of Assignment of Rents recorded in the Official Records of Klamath County, Oregon on August 3, 2017, as Instrument No. 2017-008744. On December 29, 2017 Umpqua Bank filed a lawsuit in Klamath County Circuit Court asserting claims against Carleton Farms, Carleton Farms, LLC, James A. Carleton, Gregory G. Carleton, Richmond J. Carleton and other named defendants for judgment on certain promissory notes and the foreclosure of security interests and liens on real and personal property assets of Carleton Farms, Carleton Farms, LLC, James A. Carleton, Gregory G. Carleton, and Richmond J. Carleton ("Lawsuit"). The Klamath County Circuit Court appointed a receiver in the Lawsuit who, in turn, took possession of the assets of Carleton Farms, Carleton Farms, LLC, James A. Carleton, Gregory G. Carleton, and Richmond J. Carleton with the authority to sell and liquidate those assets for the benefit of Umpqua Bank and other creditors. The receiver has sold one the parcels of real property, and the improvements thereon, described in the Assignment of Rents to a third party free and clear of all encumbrances and liens thereon. In order to facilitate the closing of that sale Umpqua Bank is hereby releasing the real property described on the attached Exhibit "A" and the improvements thereon from the Assignment of Rents described above, as modified, and it is releasing its security interest, if any, on the manufactured dwelling located on said property that was previously used as an office, as well as any furniture and equipment located in the dwelling/office.

DATED: June 29, 2018

UMPQUA BANK

Brooke Kliever

By: Brooke Kliever

Its: \_\_\_\_\_

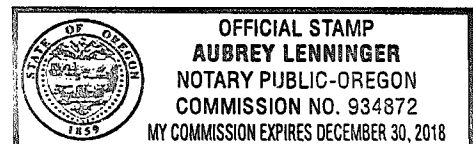
STATE OF OREGON                    )  
  ) ss.  
County of Klamath                )

This instrument was acknowledged before me on June 29, 2018, by Brooke Kliever as the authorized representative of Umpqua Bank.

Aubrey Lenninger  
Notary Public for Oregon

My Commission Expires: Dec 30, 2018

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 13 of MERRILL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING THEREFROM the following.

Beginning at the Northwest corner of said Lot 13, thence North  $89^{\circ} 46' 46''$  East, along the North line of said Lot 13, 73.17 feet, thence South  $00^{\circ} 53' 10''$  East 330.02 feet to a point on the South line of said Lot 13, thence South  $89^{\circ} 46' 46''$  West 75.60 feet to the Southwest corner of said Lot 13, thence North  $00^{\circ} 27' 48''$  West 330.00 feet to the point of beginning.