

2020-005310

Klamath County, Oregon



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04/27/2020 02:48:45 PM

Fee: \$87.00

**RECORDING REQUESTED BY**

SMS Financial CH, L.L.C.

**WHEN RECORDED MAIL TO**

SMS Financial CH, L.L.C.

Attn: Jonathan Hoffer

6829 North 12<sup>th</sup> Street

Phoenix, Arizona 85014

**ASSIGNMENT OF DEED OF TRUST**

KNOW ALL MEN BY THESE PRESENTS, that UMPQUA BANK, as successor in interest by merger to Sterling Savings Bank, (the "Assignor"), for value received, by these presents does grant, bargain, sell, assign, transfer, and set over unto SMS FINANCIAL CH, L.L.C., assignee, assignor's beneficial interest in that certain deed of trust dated July 18, 2007 and recorded on July 20, 2007 in the official records of Klamath County, Oregon as Document No. 2007-00129060070072, made and executed by Dany R. Allen and Cynthia Allen as grantor(s), together with all amendments and modifications thereto as well as all notes, moneys, and obligations therein described or referred to, with the interest thereon, and all rights and benefits whatsoever accrued or to accrued under the trust deed. A description of the real property located in Klamath County, State of Oregon is described in said deed of trust is as follows:

See Exhibit A, hereto

Tax ID No. R-3811-V34B0-01000-000; R-3811-V34B0-01100-000; and R-3811-V34B0-00900-000, and its address is commonly known as 22300 & 22310 Highway 140, Dairy, OR 97625.

TO HAVE AND TO HOLD the same unto the assignee and the latter's executors, administrators, successors, and assigns, subject only to the terms and conditions in the said deed of trust mentioned.

This assignment is made without recourse, representation, or warranty, express or implied, by the Assignor.

Dated: 1/31, 2020.

UMPQUA BANK, as successor in interest by merger to  
Sterling Savings Bank

By: 

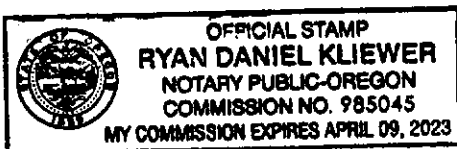
Name: Theresa Sivelles

Title: SVP, SAD Collection Manager

STATE OF OREGON )  
 ) ss.  
COUNTY OF CLACKAMAS )

THIS IS TO CERTIFY that on this 31<sup>st</sup> day of January, 2020, before me, a Notary Public in and for the State of Oregon, duly commissioned and sworn, came Theresa Sivelles, personally known or having presented satisfactory evidence to be the person who that executed the foregoing instrument, and acknowledged the said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that she is authorized to execute the said instrument on behalf of said Umpqua Bank.

WITNESS MY HAND and official seal the day and year in this certificate first above written.

Print Name: 

Notary Public in and for the

State of Oregon, residing at Umpqua BankExpiration Date: April 9<sup>th</sup> 2023

Exhibit A

PARCEL 1:

A parcel of land situated in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the NE 1/4 NW 1/4 of said Section 34; thence North 89° 41' West a distance of 872 feet; thence North a distance of 30 feet to an iron pin on the North line of the Dairy-Bonanza Highway, said point being 30 feet North of the Southwest corner of that tract of land described in Book 170 at Page 175, Deed Records of Klamath County, Oregon; thence North 89° 41' West along the North line of said highway a distance of 53.05 feet to a one-half inch iron pin on the true point of beginning of this description; thence North 03° 14' East a distance of 105.31 feet to a one-half inch iron pin; thence South 47° 54' West a distance of 26.86 feet to a one-half inch iron pin on the interior corner of that tract of land described in Book 333 at Page 607, Deed Records of Klamath County, Oregon; thence South 66° 28' West to the Easterly line of the Dairy-Bonanza Highway; thence Southerly and Easterly following the Easterly and Northerly line of said highway to the true point of beginning of this description.

PARCEL 2:

A tract of land situated in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point that is North 89° 41' West a distance of 872 feet and North a distance of 30 feet from the Southeast corner of the NE 1/4 NW 1/4 of said Section 34; thence North a distance of 148.0 feet to an iron pin in the centerline of the Horsefly Irrigation Ditch; thence North 9° 12' West 54.96 feet to an iron pin on the Southerly line of the Klamath Falls-Lakeview Highway; thence South 61° 23' West along the Southerly line of said highway a distance of 97.68 feet to the true point of beginning; thence South 22° 02' East a distance of 72.28 feet to an iron pin; thence South 66° 28' West to the Easterly line of the Dairy-Bonanza Highway; thence Northerly and Easterly following the Southerly line of the Dairy-Bonanza Highway and the Klamath Falls-Lakeview Highway to the point of beginning.

PARCEL 3:

A parcel of land situated in the NE 1/4 NW 1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of the NE 1/4 NW 1/4 of said Section 34; thence North 89° 41' West a distance of 873 feet; thence North a distance of 30 feet to an iron pin on the North line of the Dairy-Bonanza Highway, said point being 30 feet North of the Southwest corner of that tract of land described in Book 170 at Page 175, Deed Records of Klamath County, Oregon; thence North 89° 41' West along the North line of said highway a distance of 53.05 feet to a 1/2 inch iron pin; thence North 03° 14' East a distance of 105.31 feet to a 1/2 inch iron pin on the true point of beginning of this description; thence North 47° 54' East a distance of 63.49 feet to a 1/2 inch iron pin in the centerline of the Horsefly Irrigation Ditch, said point being in the Easterly line of that land described in Book 333 at Page 607, Deed Records of Klamath County, Oregon; thence North 09° 12' West a distance of 54.96 feet to an iron pin on the Southerly line of the Klamath Falls-Lakeview Highway; thence Southwesterly along the Southerly line of said highway to an iron pin that bears South 61° 23' West a distance of 97.68 feet from the last mentioned point; thence South 22° 02' East a distance of 72.28 feet to an iron pin (this distance is 72.78 feet by the description in said deed recorded); thence North 47° 54' East a distance of 26.86 feet to the true point of beginning of this description.

EXCEPTING THEREFROM any portion of the above described property lying within the highways right of ways.

CODE 037 MAP 3811-V34B0 TL 00900 KEY #485077

CODE 037 MAP 3811-V34B0 TL 01000 KEY #485068

CODE 037 MAP 3811-V34B0 TL 01100 KEY #485086