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SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE OF DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING

WHEREAS, Pear Street Ventures LLC, a California limited liability company, was the original Trustor, ASPEN TITLE CORP. (CO), AND ITS SUCCESSORS IN TRUST AND ASSIGNS, AS TRUSTEE was the original Trustee, and WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION was the original Beneficiary under that certain DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING, described below:

Dated: 10/20/2006 Recorded: 10/27/2006 Instrument: 2006-021677 In Klamath County , OR  
WHEREAS JPMORGAN CHASE BANK, N.A., SUCCESSOR IN INTEREST BY PURCHASE FROM THE FDIC AS RECEIVER FOR WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION, the "Grantor", is the present Beneficiary under said DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING, and WHEREAS, the Grantor desires to substitute a new Trustee under said instrument in the place and stead of said original Trustee thereunder.

NOW THEREFORE, the Grantor hereby substitutes Kevin P. Moran, Attorney at Law, whose address is 3647 NW Byron Street, #200, Silverdale, WA 98383.

Kevin P. Moran, Attorney at Law, successor trustee, authorized to conduct business in the state and having been requested by the holder of the obligation secured by the instrument identified above to reconvey the estate granted to the Trustee under said instrument does hereby reconvey, release and remise to the person or persons legally entitled thereto, all the estate, title and interest acquired by Trustee under said instrument as described above.

Each of the undersigned agrees that, for all purposes, any electronic symbol or process attached to, or associated with, this letter and adopted by any of the undersigned with the intent to sign, authenticate or accept this letter, transmitted by telecopy, emailed pdf, or any other electronic means that reproduces an image of an actual executed signature page and/or any electronic images of this letter. IN WITNESS WHEREOF, this instrument was executed, signed and delivered by each of the undersigned on 01/20/2021.

Current Beneficiary:  
JPMORGAN CHASE BANK, N.A.,  
SUCCESSOR IN INTEREST BY  
PURCHASE FROM THE FDIC AS  
RECEIVER FOR WASHINGTON  
MUTUAL BANK, A FEDERAL  
ASSOCIATION

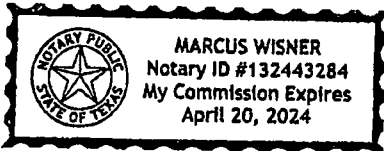
By: Carol Arnett-Harrison  
Name: Carol Arnett-Harrison  
Title: Authorized Officer

STATE OF Texas ) s.s.  
COUNTY OF Tarrant

Acting in the county of Tarrant  
On 01/20/2021, before me, Marcus Wisner, Notary Public, personally appeared Carol Arnett-Harrison, Authorized Officer of JPMORGAN CHASE BANK, N.A., SUCCESSOR IN INTEREST BY PURCHASE FROM THE FDIC AS RECEIVER FOR WASHINGTON MUTUAL BANK, A FEDERAL ASSOCIATION, personally known to me (or proved to me the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Marcus Wisner  
Notary Public: Marcus Wisner  
My Commission Expires: 04/20/2024  
Commission #: 132443284



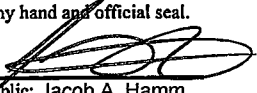
New Trustee:  
Kevin P. Moran, Trustee

By:   
Name: Kevin P. Moran  
Title: Attorney at Law

STATE OF Washington } s.s.  
COUNTY OF Kitsap

On 02/10/2021, before me, Jacob A. Hamm, Notary Public, personally appeared Kevin P. Moran, Attorney at Law, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity on behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

  
Notary Public: Jacob A. Hamm

My Commission Expires: 04/29/2021

Commission #: 166000

NOTARY PUBLIC  
STATE OF WASHINGTON  
JACOB A. HAMM  
COMMISSION EXPIRES 04/29/2021  
COMM LIC# 166000