

Grantor:
Precision Capital
Re: Loan PC1220Y
Re: Property at 531 N 11th St
4710 Village Plaza Loop #100
Eugene, OR 97401
Beneficiary:
The Oregon Fund, LP
4710 Village Plaza Loop #100
Eugene, OR 97401
After recording return to:
PacWest Funding Inc., dba Precision Capital
4710 Village Plaza Loop #100
Eugene, OR 97401

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

FOR VALUE RECEIVED, the undersigned beneficiary, PacWest Funding, Inc., an Oregon Corporation, dba Precision Capital, whose address is 4710 Village Plaza Loop #100, Eugene, OR, 97401, under that certain trust deed dated January 12th, 2021, executed and delivered by Robert S Fraguglia, Grantor, whose address is 747 Front Street, Unit A, Klamath Falls, Oregon 97601, to Fidelity National Title, Trustee, and PacWest Funding, Inc. an Oregon corporation dba Precision Capital, whose address is 4710 Village Plaza Loop, Suite 100, Eugene, OR 97401, as Beneficiary, and recorded on 1/15/2021, in Recording No. 2021-000725, of the Official Records of Klamath County, Oregon, conveying real property in said county, described as follows:

See attached **LEGAL DESCRIPTION Exhibit "A"**

hereby grants, assigns, transfers, and sets over to The Oregon Fund, LP, whose address (as indicated above) is 4710 Village Plaza Loop, #100, Eugene, OR 97401, all its beneficial interest in and under said trust deed, together with the note or notes, monies, and obligations therein described or referred to, with the interest, and all rights and benefits whatsoever accrued or to be accrued under said trust deed.

In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

Until a change is requested, all tax statements are to be sent to the following address:

4710 VILLAGE PLAZA LOOP #100, EUGENE, OR 97401

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITTING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.


By: Pam Hoepfl, Director of Capital,
Precision Capital

STATE OF OREGON, County of Lane) ss.

On the 10th day of March, 2021, personally appeared before me the above-named, Pam Hoepfl, Director of Capital of Precision Capital, who declared the foregoing instrument to be his/her voluntary act and deed.


Notary Public for Oregon
My commission expires: October 26th, 2024



EXHIBIT "A"
LEGAL PROPERTY DESCRIPTION

Beginning at the Northerly line of 11th Street at its intersection with the line between Lots 4 and 5 of Block 58, NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official supplemental plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly along 11th Street 30 feet; thence Northeasterly at right angles to 11th Street 130 feet; thence Southeasterly and parallel with 11th Street 45 feet; thence Southwesterly at right angles to 11th Street 130 feet to the said line of 11th Street; thence Northwesterly along said line 15 feet to the point of beginning, being the Southeasterly 30 feet of said Lot 5 and the Northwesterly 15 feet of said Lot 4 situate in NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official supplemental plat thereof on file in the office of the County Clerk of Klamath County, Oregon.