



2021-007780

Klamath County, Oregon

05/17/2021 08:45:01 AM

Fee: \$112.00

**ALL TRANSACTIONS, ORS: 205.234**

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet DO NOT affect the transaction(s) contained in the instrument itself.

**AFTER RECORDING RETURN TO:**

Marcus O. Colabianchi

Duane Morris LLP

Spear Tower

One Market Plaza, Suite 2200

San Francisco, CA 94105-1127

Telephone: 415-957-3101

Loan Name: Shilo Inn Klamath Falls

**Klamath County, Oregon**

**1) NAMES(S) OF THE TRANSACTION(S) required by ORS 205.234(a):**

ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT

**2) DIRECT PARTY/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:**

ASSIGNOR: WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST 2015-NXS4, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2015-NXS4, having an address at 1100 North Market Street, Wilmington, DE 19890

**3) DIRECT PARTY/GRANTEE, required by ORS 205.125(1)(a) and ORS 205.160:**

ASSIGNEE: RSS WFCM2015-NXS4 - OR SIK, LLC, an Oregon limited liability company, having an address at 200 South Biscayne Boulevard, Suite 3550, Miami, FL 33131

**4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030**

**5) ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**6) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERKS LIEN RECORDS, ORS 205.121(1)(E)**

**7) THE AMOUNT OF THE CIVIL PENALTY or THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, ORS 205.125(1)(c) and ORS 18.325**

**8) REFERENCE OF PREVIOUSLY RECORDED DOCUMENT:**

Document Number 2015-012045

**ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND  
SECURITY AGREEMENT**

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE  
REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST 2015-  
NXS4, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2015-NXS4  
(Assignor)

to

RSS WFCM2015-NXS4 - OR SIK, LLC, an Oregon limited liability company  
(Assignee)

Effective as of May 3, 2011

County of Klamath  
State of Oregon

DOCUMENT PREPARED BY:  
McCoy & Orta, P.C.  
100 North Broadway, 26<sup>th</sup> Floor  
Oklahoma City, Oklahoma 73102  
Telephone: 888-236-0007

WHEN RECORDED, RETURN TO:  
Marcus O. Colabianchi  
Duane Morris LLP  
Spear Tower  
One Market Plaza, Suite 2200  
San Francisco, CA 94105-1127  
Telephone: 415-957-3101

**ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND  
SECURITY AGREEMENT**

As of the 3<sup>rd</sup> day of May, 2021, WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST 2015-NXS4, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2015-NXS4, having an address at 1100 North Market Street, Wilmington, DE 19890, ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to RSS WFCM2015-NXS4 - OR SIK, LLC, an Oregon limited liability company, having an address at 200 South Biscayne Boulevard, Suite 3550, Miami, FL 33131, ("Assignee"), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT made by SHILO INN, KLAMATH FALLS, LLC, an Oregon limited liability company to NATIXIS REAL ESTATE CAPITAL LLC, a Delaware limited liability company dated as of November 2, 2015 and recorded on November 3, 2015, as Document Number 2015-012045 in the Recorder's Office of the County Clerk of Klamath County, Oregon ("Recorder's Office") (as the same may have been amended, modified, restated, supplemented, renewed or extended) ("Deed of Trust"), securing payment of note(s) and creating a lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

The Deed of Trust was assigned to Assignor, by assignment instrument recorded on January 27, 2016, as Document Number 2016-000828, in the Recorder's Office.

Together with any and all notes and obligations therein described, the debt and claims secured thereby and all sums of money due and to become due thereon, with interest provided for therein, and hereby irrevocably appoints Assignee hereunder its attorney to collect and receive such debt, and to foreclose, enforce and satisfy the foregoing the same as it might or could have done were these presents not executed, but at the cost and expense of Assignee.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

This Assignment shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

[SIGNATURE(S) ON THE FOLLOWING PAGE]

Loan Number: 305010036

Loan Name: Shilo Inn Klamath Falls

3rd day of May, 2021.

ASSIGNOR:


Signed, sealed and delivered  
in the presence of:

**WILMINGTON TRUST, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR THE  
REGISTERED HOLDERS OF WELLS FARGO  
COMMERCIAL MORTGAGE TRUST 2015-  
NXS4, COMMERCIAL MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 2015-  
NXS4**

Galaxia Marquez

By: Rialto Capital Advisors, LLC, a Delaware  
limited liability company, its attorney-in-fact

Chris Bianculli

By:   
Name: Sorana Georgescu  
Title: Secretary

## ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

SS:

On this 3<sup>rd</sup> day of May, 2021, before me personally appeared, Sorana Georgescu, as Secretary, of Rialto Capital Advisors, LLC, a Delaware limited liability company, as Attorney-in-Fact for WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF WELLS FARGO COMMERCIAL MORTGAGE TRUST 2015-NXS4, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2015-NXS4, who is personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and she thereupon duly acknowledged to me that she executed the same to be her free act and deed.

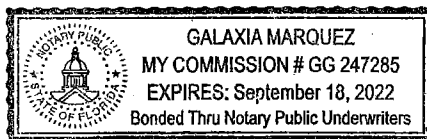
WITNESS my hand and official seal.

Galaxia Marquez

My commission expires: \_\_\_\_\_

Loan Number: 305010036

Loan Name: Shilo Inn Klamath Falls



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

**Parcel 1:**

Lots 2, 3, 4, and 5, in Block 3 of TRACT NO. 1163, CAMPUS VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated Almond Street which inured thereto as evidenced by Ordinance 6597, recorded July 6, 1990 in Volume M90, page 13373, Microfilm Records of Klamath County, Oregon.

**Parcel 2:**

All that portion of the NW1/4 SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Northeastly of the Eastside Bypass conveyed to the State of Oregon by deed recorded June 18, 1957 in Volume 292 at page 373, Deed Records of Klamath County, Oregon and recorded December 28, 1961 in Volume 334 at page 481, Deed Records of Klamath County, Oregon.

**Parcel 3:**

Lots 3, 4, and 5 in Block 4 of TRACT NO. 1163, CAMPUS VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated Almond Street which inured thereto, as evidence by Ordinance 6597 recorded July 6, 1990 in Volume M90, page 13373, Microfilm Records of Klamath County, Oregon.

**Parcel 4:**

Lots 1 and 6 in Block 3 of TRACT NO. 1163, CAMPUS VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**LESS AND EXCEPT ANY AND ALL PROPERTY PREVIOUSLY RELEASED OF RECORD**