

2021-012954

Klamath County, Oregon

When Recorded Return To:  
LIEN SOLUTIONS  
PO BOX 29071  
GLENDALE , CA 91209-9071  
Phone #: 800-833-5778



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08/24/2021 02:20:16 PM

Fee: \$97.00

Prepared By:  
US Bank - SBA Division  
NEILO IGNACIO  
9918 HIBERT STREET 2ND FLOOR  
SAN DIEGO , CA 92131  
1 of 2

## SUBSTITUTION OF TRUSTEE



Whereas **FREMONT MILLWORK CO.** was the original Trustor, **AmeriTitle** was the original Trustee, and **U.S. Bank N.A.** was the original Beneficiary under that certain Deed of Trust dated **03/11/2019**. Recorded on **03/13/2019** as **Instrument No: 2019-002322** of Official Records in the office of the Recorder of **Klamath County, Oregon**, and the undersigned, is the present Beneficiary under said Deed of Trust, and, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place of said original Trustee thereunder.


Property Address: 2949 Onyx Ave, Klamath Falls, OR, 97603  
PIN: R542381, R898831, R899192 and P13522.

Also Releasing Assignment of Leases and Rents Doc# 2019-002323 recorded on 03/13/2019 Official Records of Klamath County, OR. Also Releasing Hazardous Substances Certificate and Indemnity Agreement Doc# 2019-002324 recorded on 03/13/2019 Official Records of Klamath County, OR.

Description/Additional information: See attached Exhibit A  
New Trustee Name: **U.S. Bank Trust Company N.A.**  
New Trustee Address: 9918 Hibert St, San Diego, CA, 92131

Dated AUG 12 2021

Beneficiary  
**U.S. Bank N.A.**

  
By: **Nereida Alzate**  
Its: Vice President

STATE OF CALIFORNIA, SAN DIEGO COUNTY

On \_\_\_\_\_ before me, the undersigned, a notary public in and for said state, personally appeared **Nereida Alzate**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

*SEE ATTACHED*

Notary Public **Janet Fuentecilla**

Commission Expires: 09/17/2023

## ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

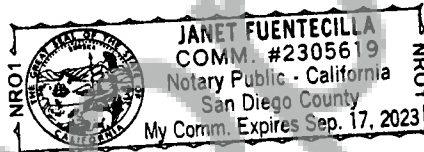
County of SAN DIEGO

On AUGUST 12, 2021 before me, JANET FUENTECILLA, NOTARY PUBLIC,  
(insert name and title of the officer)

personally appeared NEREIDA ALZATE,  
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose  
name~~(s)~~ is/~~is~~ subscribed to the within instrument and acknowledged to me that  
~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by  
~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of  
which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

A handwritten signature in black ink, appearing to be "JF", written over a horizontal line.

(Seal)

## EXHIBIT "A"

### Legal Description

#### Parcel 1:

A parcel of land lying in the NW1/4 of the NW1/4, Section 10 Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Starting at an iron bolt set in a pavement vault which bolt marks the Northwest corner of Section 10; thence South  $0^{\circ}07'30''$  East 1342.84 feet to the Southwest corner of the NW1/4 of the NW1/4 of Section 10; thence South  $0^{\circ}07'30''$  East 2.10 feet to the center line of Onyx Avenue; thence South  $89^{\circ}35'30''$  East 62.05 feet along the centerline of Onyx Avenue; thence North  $0^{\circ}02'15''$  West 30 feet to an iron pin which lies at the intersection of the Easterly right of way line of Washburn Way with the Northerly right of way line of Onyx Avenue; thence South  $89^{\circ}35'30''$  East 1004.91 feet along the Northerly right of way line of Onyx Avenue to an iron pin, said iron pin marking the true point of beginning of this description; thence North  $0^{\circ}05'36''$  West 170.40 feet to an iron pin; thence North  $89^{\circ}30'$  West 150 feet to an iron pin; thence South  $0^{\circ}05'33''$  East 170.64 feet more or less to an iron pin lying on the Northerly right of way line of Onyx Avenue; thence South  $89^{\circ}35'30''$  East 150 feet along the Northerly right of way line of Onyx Avenue to the true point of beginning.

#### Parcel 2:

A parcel of land lying in the NW1/4 of the NW1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin in a pavement vault which marks the North-west corner of Section 10; thence South  $0^{\circ}07'30''$  East along the Westerly line of Section 10, 1342.84 feet to a nail and brass disc set in pavement, said disc marked RE 3641, and said nail and disc marking the Southwest corner of the NW1/4 of the NW1/4 of Section 10; thence South  $89^{\circ}30'$  East 1317.01 feet along the South line of the NW1/4 of the NW1/4 of Section 10 to a nail set in a railroad tie, said nail set by F.Z. Howard, County Surveyor, in September 1955, to mark the Southeast corner of the NW1/4 NW1/4 of Section 10, thence North  $89^{\circ}35'30''$  West 50 feet along the center line of Onyx Street, as constructed; thence North  $0^{\circ}05'40''$  West along the Westerly line of the Great Northern Railway (now Burlington Northern Railway) right of way line, as protracted, 30 feet to an iron pin and brass disc, said disc marked RE 3641, said pin and disc marking the true point of beginning of this description, thence North  $89^{\circ}35'30''$  West and parallel to the center line of Onyx Street, as constructed, 200 feet; thence North  $0^{\circ}05'40''$  West 170.39 feet; thence South  $89^{\circ}30'$  East 200 feet to an iron pin lying on the Westerly right of way line of aforementioned railway, said iron pin having been set by F.Z. Howard, in September 1955, to mark the Northeast corner of Fremont Glass and Millwork Company property; thence South  $0^{\circ}05'40''$  East along said railway right of way line 170.08 feet to the true point of beginning.

SAVING AND EXCEPTING THEREFROM any portion of the above mentioned property lying within the limits of Onyx Street or the Great Northern Railway.

ALSO EXCEPTING THEREFROM all that portion conveyed to Klamath County, Oregon by Bargain and Sale Deed recorded May 25, 1970, Instrument No. M70, page 4150 Klamath County Records.

Unofficial  
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