

2022-007063

Klamath County, Oregon

06/06/2022 11:46:01 AM

Fee: \$87.00

RECORDING REQUESTED BY:

ServiceLink

WHEN RECORDED MAIL TO:

AXIA FINANCIAL LLC DBA AXIA HOME LOANS LLC  
1 Corporate Drive, Suite 360  
Lake Zurich, IL 60047

TS No. OR07000089-22  
APN 586413  
TO No.: 220204160-OR-MSO

MIN No: 1006564-0001031024-8  
MERS Phone: 888-679-6377  
MERS Address: P.O. Box 2026, Flint, MI 48501-2026

### ASSIGNMENT OF DEED OF TRUST

For Value Received, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, as designated nominee for AXIA FINANCIAL, LLC., Beneficiary of the security instrument, its successors and assigns hereby grants, assigns, and transfers to **AXIA FINANCIAL LLC DBA AXIA HOME LOANS LLC**, whose address is 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047, all its interest under that certain Deed of Trust dated November 19, 2018 executed by JEREMY SITES, UNMARRIED MAN as Trustor(s), to AMERITITLE as Trustee and recorded on November 21, 2018 as Instrument No. 2018-014185 of official records in the Office of the County Recorder of Klamath County, Oregon.

All rights accrued or to accrue under said Deed of Trust including the right to have reconveyed, in whole or in part, the real property described therein, commonly known as 905 OLD MIDLAND RD, KLAMATH FALLS, OR 97603 and more fully described as follows:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Dated: May 24, 2022

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, as designated nominee for AXIA FINANCIAL, LLC., Beneficiary of the security instrument, its successors and assigns

Victoria Wolff  
By: Victoria Wolff

Title: Vice President

State of Illinois

County of Lake

This instrument was acknowledged before me on May 24, 2022, 2022,  
by Victoria Wolff, Vice President

[Signature]  
Signature of Notary Public



## EXHIBIT "A"

### PARCEL 1:

A parcel of land situated in the SW1/4 of the SE1/4 of Section 32, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of the SW1/4 SE1/4 of Section 32, Township 39 South, Range 9 East of the Willamette Meridian, thence North along the West line of SW1/4 SE1/4 30.0 feet to the North right of way line of Midland Road, which is also the true point of beginning, thence North along the West line of the SW1/4 SE1/4 348.48 feet to a point; thence East along a line parallel to the Southerly line of said Section 32, 125.0 feet; thence South parallel to the West line of the SW1/4 SE1/4 348.48 feet to the North right of way line of the Midland Road, thence West along the North right of way line 125.0 feet to the point of beginning.

### PARCEL 2:

A Tract of Land situated in the SW1/4 SE1/4 of Section 32, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North-South center line of said Section 32, from which the South ¼ corner of said Section 32 bears S00°15'25"E 378.48 feet; thence N00°15'25"E, along the said North-South centerline of said Section 32, 381.37 feet to its intersection with the Southwesterly right of way line of the USBR C-4 Lateral; thence S27°41'22"E, along the said Southwesterly right of way line, 266.73 feet; thence S00°15'25"W, parallel to and 125.00 feet distant from the said North-South centerline of said Section 32, 145.22 feet; thence N89°59'00"W, parallel to the South line of said Section 32, 125.00 feet to the point of beginning (property line adjustment 12-10).