

2022-013606

Klamath County, Oregon

11/22/2022 11:05:02 AM

Fee: \$112.00

Prepared By and Recording Requested By:  
Nelson Mullins Riley & Scarborough LLP

When Recorded Mail To:  
Nelson Mullins Riley & Scarborough LLP  
Atlantic Station  
201 17<sup>th</sup> Street NW, Suite 1700  
Atlanta, Georgia 30363  
Attn: Rusty A. Fleming, Esq.

(Above Space For Recorder's Use Only)

#### SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

**CITIZENS BANK, NATIONAL ASSOCIATION**, as Administrative Agent, the Beneficiary (the "Beneficiary"), as holder of the notes secured by that certain Line of Credit Instrument – Leasehold Deed of Trust, Security Agreement, Assignment of Rents, Income and Proceeds and Fixture Filing (the "Deed of Trust") made by **COLVIN OIL I, LLC**, an Oregon limited liability company (the "Trustor"), the original Trustor, to **FIRST AMERICAN TITLE INSURANCE COMPANY**, the original Trustee, for Beneficiary, which Deed of Trust was recorded as Instrument No. 2017-009582, recorded on August 24, 2017, in the real estate records of Klamath County, Oregon, as the undersigned Beneficiary hereby substitutes **CITIZENS BANK, N.A.** as administrative agent, as the Trustee in lieu of the Trustee therein (the "Substituted Trustee").

Property address is set forth on Exhibit A attached hereto.

Substituted Trustee hereby accepts said appointment as Trustee under the above Deed of Trust, and pursuant to the request of said Beneficiary and in accordance with the provisions of said Deed of Trust, does hereby reconvey without warranty, to the person(s) legally entitled thereto, all the estate now held by it under said Deed of Trust.

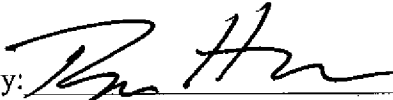
[SIGNATURE PAGE TO FOLLOW]

OR49

In witness whereof the undersigned Beneficiary and Substituted Trustee have caused this instrument to be executed this 17<sup>th</sup> day of October, 2022, each in its respective interest.

**BENEFICIARY:**

**CITIZENS BANK, NATIONAL  
ASSOCIATION,**  
as Administrative Agent

By:   
Name: Ryan N. Howes  
Title: Director

**SUBSTITUTED TRUSTEE:**

**CITIZENS BANK, N.A.,**  
as Administrative Agent

By:   
Name: Ryan N. Howes  
Title: Director

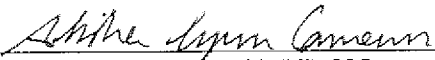
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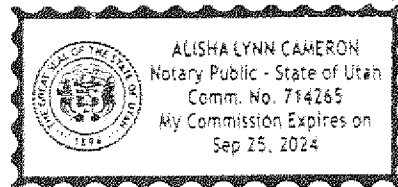
## ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF SALT LAKE

On October 17, 2022, before me ALISHA LYNN CAMERON, personally appeared RYAN N. HOWES, a Director of CITIZENS BANK, NATIONAL ASSOCIATION, as Administrative Agent, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed it as his/her/their free act and deed.

Witness my hand and signature which certifies as my seal.

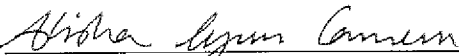
  
ALISHA LYNN CAMERON  
Notary Public  
My Commission Expires: 09/25/2024

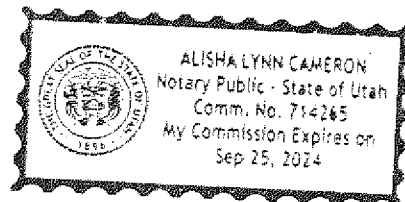


STATE OF UTAH  
COUNTY OF SALT LAKE

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Witness my hand and signature which certifies as my seal.

  
ALISHA LYNN CAMERON  
Notary Public  
My Commission Expires: 09/25/2024



Unit:  
2104 S 6th Street  
Klamath Falls, Oregon 97601  
Klamath County

EXHIBIT A

DESCRIPTION OF REAL PROPERTY

Real property in the City of Klamath Falls, County of Klamath, State of Oregon, described as follows:

LOTS 2, 3 AND 4 AND THE N1/2 OF LOT 5, BLOCK 207, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LYING IN LOT 4, BLOCK 207, MILLS SECOND ADDITION TO THE CITY OF

KLAMATH FALLS, KLAMATH COUNTY, OREGON, AND BEING A PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

THAT TRACT OF LAND WHICH WAS CONVEYED BY THAT CERTAIN DEED TO ORALEE HALL,

RECORDED IN BOOK 105, PAGE 582 OF KLAMATH COUNTY RECORD OF DEEDS, THE SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PROPERTY ON THE NORTHERLY LINE OF SAID LOT 4; THENCE NORTH 55° 44' 45" WEST ALONG THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 48.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 0° 43' 45" EAST ALONG THE WEST LOT LINE A DISTANCE OF 13.69 FEET TO A POINT OPPOSITE AND 40 FEET DISTANT SOUTHERLY FROM STATION 59+21.38; THENCE PARALLEL TO THE RELOCATED CENTER LINE OF THE KLAMATH FALLS-LAKEVIEW HIGHWAY SOUTH 55° 50' 30" EAST A DISTANCE OF 48.50 FEET TO THE EAST LINE OF SAID PROPERTY; THENCE NORTH 0° 58' WEST ALONG SAID PROPERTY LINE A DISTANCE OF 13.63 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LYING IN LOT 2, BLOCK 207, MILLS SECOND ADDITION TO THE CITY OF

KLAMATH FALLS, KLAMATH COUNTY, OREGON, THE SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 55° 44' 45" WEST ALONG THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 96.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 1° 21' 15" EAST ALONG THE WEST LOT LINE A DISTANCE OF 13.55 FEET TO A POINT OPPOSITE AND 40 FEET DISTANT SOUTHERLY FROM STATION 60+42.63; THENCE PARALLEL TO THE RELOCATED CENTER LINE OF THE KLAMATH FALLS-LAKEVIEW HIGHWAY SOUTH 55° 50' 30" EAST A DISTANCE OF 96.87 FEET TO THE EAST LINE OF SAID LOT; THENCE NORTH 1° 50' 30" WEST ALONG SAID LOT LINE A DISTANCE OF 13.44 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LYING IN LOTS 3 AND 4, BLOCK 207, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, KLAMATH COUNTY, OREGON, THE SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE NORTH 55° 44' 45" WEST ALONG THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 72.72 FEET TO THE NORTHWEST CORNER OF THE DEAN HALL PROPERTY; THENCE SOUTH 0° 58' EAST ALONG THE WEST PROPERTY LINE A DISTANCE OF 13.63 FEET TO A POINT OPPOSITE AND 40 FEET DISTANT SOUTHERLY FROM STATION 59+69.88; THENCE PARALLEL TO THE RELOCATED CENTER LINE OF THE KLAMATH FALLS-LAKEVIEW HIGHWAY, SOUTH 55° 50' 30" EAST A DISTANCE OF 72.75 FEET TO THE EAST LINE OF SAID LOT 3; THENCE NORTH 1° 21' 15" WEST ALONG SAID LOT LINE A DISTANCE OF 13.55 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND SITUATED IN THE SW1/4 SE1/4 OF SECTION 33, TOWNSHIP 38 SOUTH,

RANGE 9 EAST OF THE WILLAME I I E MERIDIAN, KLAMATH COUNTY, OREGON, BEING A PORTION OF LOT 4, BLOCK 207 OF MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, AS RECORDED AT THE KLAMATH COUNTY CLERKS OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSELI ION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH SIXTH STREET, AS CONVEYED TO THE STATE OF OREGON BY DEED VOLUME 148, PAGE 285, KLAMATH COUNTY DEED RECORDS AND THE EASTERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE. SOUTH 55° 00' 03"

EAST 29.37 FEET; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE SOUTH 62° 37' 46" WEST, 27.24 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF EAST MAIN STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE. NORTH 00° 15' 21" EAST A DISTANCE OF 29.37 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE VACATED ALLEY WHICH INURES BY  
LAW THERETO.

APN: 842057, 631980, AND 631999