

Returned at Counter

2023-003268

Klamath County, Oregon



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05/01/2023 11:29:53 AM

Fee: \$97.00

RETURN TO:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Beneficiary:

Pear Street Ventures, LLC
PO Box 2438
Pismo Beach, CA 93448

Assignee:

John C. Goodell, Trustee of the John C.
Goodell Family Trust dated June 27, 2018
PO Box 2438
Pismo Beach, CA 93448

ASSIGNMENT OF BENEFICIAL INTEREST IN TRUST DEED

FOR VALUE RECEIVED, the undersigned who is the beneficiary or beneficiary's successor in interest under that certain trust deed dated February 2, 2022, executed and delivered by Travis Baker and Errine Baker, grantors, to First American Title Insurance, an Oregon corporation, trustee, in which Pear Street Ventures, LLC, an ~~Oregon~~ ^{CALIFORNIA} limited liability company, is the beneficiary, recorded on February 10, 2022, as Instrument No. 2022-001775 of the Mortgage/Deed Records of Klamath County, Oregon and conveying real property in said county described as follows:

PARCEL 2 OF LAND PARTITION 3-03, BEING LOTS 4 THRU 6, BLOCK 64, LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

hereby grants, assigns, transfers and sets over to John C. Goodell, Trustee of the John C. Goodell Family Trust dated June 27, 2018, hereinafter called assignee, and assignee's heirs, personal representative, successor and assigns all of the beneficial interest in and under said trust deed, together with the notes, moneys and obligations therein described or referred to, with the interest thereon, and all rights and benefits whatsoever accrued or to accrue under said trust deed.

The undersigned hereby covenants to and with said assignee that the undersigned is the beneficiary or beneficiary's successor in interest under said trust deed and is the owner and holder of the beneficial interest therein and have the right to sell, transfer and assign the same, and the note or other obligation secured thereby, and that there is now unpaid on the obligations secured by said trust deed the sum of not less than \$197,000.

In construing this instrument and whenever the context hereof so requires the singular includes the plural.

IN WITNESS WHEREOF, the undersigned has hereunto executed this document.

Dated this 25 day of April, 2023.

Pear Street Ventures, LLC
an ~~Oregon~~ ^{CALIFORNIA} limited liability company
[Signature]

John C. Goodell, Member

[Signature]
Richard M. Edwards, Member

[Signature]
Sharon L. Edwards, Member

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411 Pine Street
Klamath Falls, OR 97601

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Pismo Beach, CA 93448

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PARCEL 2 OF LAND PARTITION 3-03, BEING LOTS 4 THRU 6, BLOCK 64,
LAKEVIEW ADDITION TO THE CITY OF KLAMATH FALLS, SITUATED IN THE
NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 SOUTH, RANGE 9 EAST
OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

hereby grants, assigns, transfers and sets over to John C. Goodell, Trustee of the John C. Goodell Family Trust dated June 27, 2018, hereinafter called assignee, and assignee's heirs, personal representative, successor and assigns all of the beneficial interest in and under said trust deed, together with the notes, moneys and obligations therein described or referred to, with the interest thereon, and all rights and benefits whatsoever accrued or to accrue under said trust deed.

The undersigned hereby covenants to and with said assignee that the undersigned is the beneficiary or beneficiary's successor in interest under said trust deed and is the owner and holder of the beneficial interest therein and have the right to sell, transfer and assign the same, and the note or other obligation secured thereby, and that there is now unpaid on the obligations secured by said trust deed the sum of not less than \$197,000.

In construing this instrument and whenever the context hereof so requires the singular includes the plural.

IN WITNESS WHEREOF, the undersigned has hereunto executed this document.

Dated this 34 day of April, 2023.

Pear Street Ventures, LLC

JS an Oregon limited liability company
California

John C. Goodell
John C. Goodell, Member

Richard M. Edwards, Member

Sharon L. Edwards, Member

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 Luis Obispo) ss.

On April 24, 2023, before me, Bryan Philip Harkness, Notary Public, personally appeared John C. Goodell, Member of Pear Street Ventures, LLC, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument is the person or the entity upon behalf of which the person 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.

Notary Public for California

My Commission Expires: Apr. 12, 2025



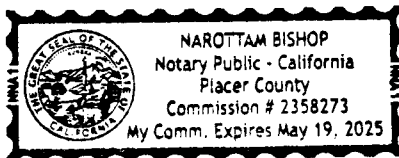
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A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

[illegible]

On 04/25, 2023, before me, Narottam Bishep, Notary Public, personally appeared Richard M. Edwards and Sharon L. Edwards, Members of Pear Street Ventures, LLC, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument are the persons or the entity upon behalf of which the persons 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.

Notary Public for California
My Commission Expires 05/19/2025