

2023-004731

Klamath County, Oregon

06/21/2023 08:26:01 AM

Fee: \$87.00

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Janeway Law Firm, LLC formerly known as Shapiro and Sutherland, LLC

1499 SE Tech Center Place

Suite 255

Vancouver, WA 98683

JLF File No. 23-128449

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Assignment of Deed of Trust

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Nationstar Mortgage LLC

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Allied First Bank, sb dba ServBank

4) TRUE AND ACTUAL CONSIDERATION | 5) SEND TAX STATEMENTS TO:

ORS 93.030(5) – Amount in dollars or other

\$ _____ Other _____

6) SATISFACTION of ORDER or WARRANT | 7) The amount of the monetary

ORS 205.125(1)(e)

CHECK ONE: FULL

(If applicable) PARTIAL

| obligation imposed by the order

| or warrant. ORS 205.125(1)(c)

| \$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS

205.244: “RERECORDED AT THE REQUEST OF _____ TO
CORRECT _____ PREVIOUSLY RECORDED IN BOOK _____ AND PAGE
_____, OR AS FEE NUMBER _____.”

9) ALL DOCUMENTS REQUIRING A REFERENCE NUMBER: ORS 205.160(6)(7)(j):

Original recording information: Recd/Registr #2016-000230.

AFTER RECORDING RETURN TO:
Janeway Law Firm, LLC
1499 SE Tech Center Place, Suite 255
Vancouver, WA 98683
23-128449

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned, **Nationstar Mortgage LLC**, as Beneficiary, **its successors and assigns**, ("Assignor") hereby grants, conveys, assigns and transfers to **Allied First Bank, sb dba ServBank**, whose address is 500 South Broad Street, Suite #100A, Meriden, CT 06450, its successors and assigns, any and all rights and interest that assignor has or may have under that certain Deed of Trust, dated January 4, 2016, executed by Douglas Ishmael and Rhonda L. Ishmael, as tenants by the entirety, Grantor, to WFG National Title Insurance Company, Trustee, and recorded on January 11, 2016, Instrument No. 2016-000230, Klamath County, State of Oregon, describing land therein as:

Parcel 1: All the following described real property in the County of Klamath, State of Oregon, lying Northwesternly of the Dalles-California State Highway 97: Beginning at an iron pin on the Westerly line of RIVERVIEW subdivision, (located in SW1/4 SW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon) which lies North 0°15' West along said Westerly line of RIVERVIEW a distance of 150 feet from the iron pin which marks the most Southerly corner of Lot 21, Block 7, RIVERVIEW, and running thence continuing North 0°15' West along the Westerly line of RIVERVIEW, a distance of 362 feet to an iron pin which marks the Northeast corner of the SW1/4 SW1/4 of said Section 5; thence South 89°45' West along the North line of the SW1/4 SW1/4 of Section 5, a distance of 490 feet to an iron pin; thence South 0°15' East a distance of 512 feet to an iron pin; thence North 89°45' East a distance of 290 feet to an iron pin; thence North 0°15' West a distance of 150 feet to an iron pin; thence North 89°45' East a distance of 200 feet more or less to the point of beginning, being in the SW1/4 SW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2: A tract of land located in the SW1/4 SW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Commencing at the Northeast corner of the SW1/4 SW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 89°42' West 490.00 feet; thence South 0°18' East 572.00 feet to the true point of beginning of this description; thence South 0°18' East 145.42 feet, more or less, to the Northwesternly right of way line of Highway 97; thence Northeasterly along said right of way line to a point North 89°42' East from the true point of beginning; thence South 89°42' West to the true point of beginning.

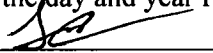
Dated JUNE 5, 2023 **Nationstar Mortgage LLC by Lynx Whole Loan Acquisition LLC as attorney in fact for Allied First Bank, SB DBA Servbank as attorney in fact**

By 
THOMAS CLARK - VICE PRESIDENT

By 
CINDY COWDEN - VICE PRESIDENT

STATE OF ARIZONA)
)ss.
County of MARICOPA)

On this 5TH day of JUNE, 2023, before me, the undersigned a Notary Public in and for the State of ARIZONA, duly commissioned and sworn, personally appeared THOMAS CLARK and CINDY COWDEN to me known to be the VICE PRESIDENT and VICE PRESIDENT of **Allied First Bank, SB DBA Servbank as attorney in fact for Lynx Whole Loan Acquisition LLC as attorney in fact for Nationstar Mortgage LLC**, the corporation that executed the foregoing instrument, and acknowledge the said therein instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein, mentioned, and on oath stated that (s)he is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation. Witness my hand and official seal hereto affixed the day and year first above written.


Notary Public in and for the State of ARIZONA
My commission expires: 11.29.2026

