



02/01/2024 10:21:13 AM Fee: \$82.00

After Recording Return To:  
Azalea Fortune LLC  
c/o Brenda Christina  
8320 NE Hwy 99  
Vancouver, WA 98665

Assignee:  
Azalea Fortune LLC  
8320 NE Hwy 99  
Vancouver, WA 98665

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

FOR VALUE RECEIVED, the undersigned who is the Beneficiary under that certain Trust Deed dated, October 16, 2023 executed and delivered by Michael Nelson Apartments LLC, as Grantor, to Fidelity National Title Company of Oregon, as Trustee, in which Equity Advantage, Incorporated, is the Beneficiary, recorded on 10/17/2023, as 2023-008957 in Klamath County, Oregon, and conveying real property in said county described as:

Lots 5, 6, 7 and 8, Block 20, Original Town of Linkville, now the city of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

together with all singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in any way now or hereafter appertaining, and the rents, issues, and profits thereof, together with all fixtures now or hereafter attached to or used in connection with said real estate.

Hereby grants, assigns, transfers and sets over to Azalea Fortune, LLC, an Oregon limited liability company, 8320 NE Hwy 99, Vancouver, WA 98665, hereinafter called Assignee, and assignee's heirs, personal representatives, successors and assigns, all his 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 his successor in interest under said trust deed and is the owner and holder of the beneficial interest therein; that he has good 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 \$1,600,000.00 to be due and payable in full on or before November 17, 2028.

In construing this instrument and whenever the context hereof so requires, the masculine gender includes the feminine and the neuter and the singular includes the plural.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal; if the undersigned is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its Board of Directors.


Dated: January 29, 2024

Equity Advantage, Incorporated

By:   
Thomas Moore, President

STATE OF Oregon )  
County of Washington )

This instrument was acknowledged before me on this 29 day of January, 2024 by Thomas Moore as President of Equity Advantage, Incorporated.

  
Notary Public for Oregon  
My commission expires: 09/23/2024

