

2024-004719

Klamath County, Oregon

06/12/2024 08:19:02 AM

Fee: \$122.00

Prepared & Recording Requested By:
EVAN GREENGARD
StanCorp Mortgage Investors, LLC
10265 NE Tanasbourne Drive
Hillsboro, Oregon 97124

WHEN RECORDED MAIL TO:
Rae Bodonyi
Lender Recording Services, Inc.
5061 North Abbe Road, Suite 1
Sheffield Village, Ohio 44035
3333594
SIC Loan No. **W8112101**

**SUBSTITUTION OF TRUSTEE
AND
SIMULTANEOUS RECONVEYANCE BY SUBSTITUTED TRUSTEE**

The undersigned, being all of the present beneficiaries and holders, or authorized representative of the present beneficiaries and holders, of the indebtedness secured by that certain Deed of Trust, dated **March 11, 2019**, executed by **CH Town & Country LLC, a Delaware limited liability company**, as Trustor, to **Fidelity National Title Insurance Company, a Florida corporation**, as Trustee, for **Standard Insurance Company, an Oregon corporation**, as Beneficiary, recorded **March 29, 2019**, in Document No. **2019-003463**; and by the Assignment of Lessor's Interest in Leases recorded in Document No. **2019-003464**; in the Real Property Records of **Klamath County, State of Oregon**.

See Exhibit "A" Legal Description

Tax Account Number: **R528441; R528450; R528628**

Property Address: **3810-3950 South 6th Street, Klamath Falls, Oregon 97603**

HEREBY APPOINT McEwen Gisvold LLP, an Oregon limited liability partnership, in place of the trustee mentioned above or any trustee since substituted.

THE INDEBTEDNESS, secured by said Deed of Trust, having been completely paid in full, is no longer to be secured by, and is hereby reconveyed from, the property described in the Deed of Trust and Assignment of Lessor's Interest in Leases described above and said Substituted Trustee named above does hereby grant and reconvey unto the parties entitled thereto without warranty, all the estate and interest now held by said Substituted Trustee under said Deed of Trust as the same relates to the property to be reconveyed as described above.

(SIGNATURES ON THE FOLLOWING PAGE)

W8112101
OR

BENEFICIARIES AND HOLDERS OF INDEBTEDNESS,
OR AUTHORIZED REPRESENTATIVE THEREOF:

Et
Standard Insurance Company,
an Oregon corporation

BON

By: *Amy Frazey*
Amy Frazey, Assistant Vice President

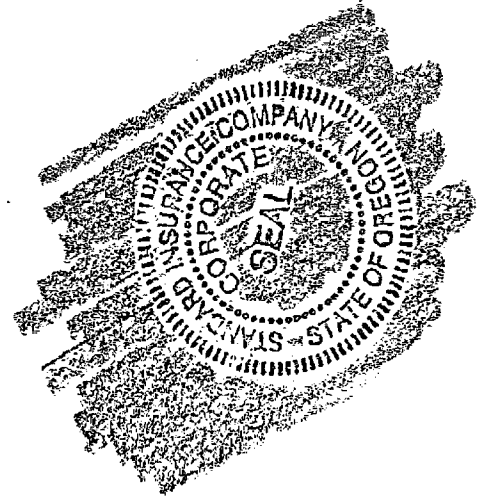
Attest: *Paul Freese*
Paul Freese, Senior Director
StanCorp Mortgage Investors, LLC

THE SUBSTITUTED TRUSTEE:

Et
McEwen Gisvold LLP,
an Oregon limited liability partnership

BON

By: _____
Name: _____
Title: _____



SIGNED IN
COUNTERPART

BENEFICIARIES AND HOLDERS OF INDEBTEDNESS,
OR AUTHORIZED REPRESENTATIVE THEREOF:

EW
Standard Insurance Company,
an Oregon corporation

BW By: *Amy Frazee*
Amy Frazee, Assistant Vice President

Attest: *Paul Freese*
Paul Freese, Senior Director
StanCorp Mortgage Investors, LLC

SIGNED IN
COUNTERPART

THE SUBSTITUTED TRUSTEE:

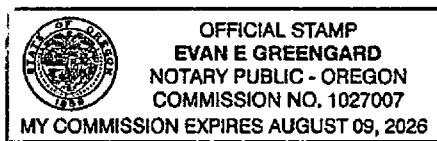
EW
McEwen Gisvold LLP,
an Oregon limited liability partnership

BW By: *Janet Hellekson*
Name: Janet Hellekson
Title: Partner

STATE OF OREGON)
) ss:
COUNTY OF WASHINGTON)

On this 29th day of May, 2024, before me, Evan E Greengard, appeared AMY FRAZEY and PAUL FREESE, both to me personally known, who being duly sworn did say that she, the said AMY FRAZEY is the Assistant Vice President of STANDARD INSURANCE COMPANY, an Oregon corporation, the within named corporation, and that the seal affixed to said document is the corporate seal of said corporation, and that the said document was signed and sealed in behalf of said corporation by authority of its Board of Directors, and he, the said PAUL FREESE is the Senior Director of STANCORP MORTGAGE INVESTORS, LLC, an Oregon limited liability company, as Servicer of STANDARD INSURANCE COMPANY and AMY FRAZEY and PAUL FREESE acknowledged said document to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

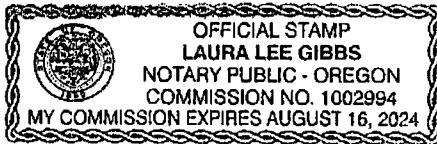


A handwritten signature in cursive script, appearing to read "Evan", written over a horizontal line.

Evan E Greengard
Notary Public for Oregon
My Commission Expires: August 09, 2026

STATE OF OREGON)
) ss.:
County of Multnomah)

This record was acknowledged before me on May 29, 2024, by JENELLE
HELLEKSON, as a Partner of McEwen Gisvold LLP, an Oregon limited liability partnership.



Laura A. Gibbs
Notary Public for the State of Oregon
My Commission Expires: August 16, 2024

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1

A portion of the NE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the South right of way line of South Sixth Street as presently located and constructed, which bears South 0° 22' 15" East a distance of 48.5 feet from the Northwest corner of said NE1/4 SE1/4; thence Easterly, along said right of way line a distance of 142.5 feet to a point; thence South at right angles to said right of way line a distance of 460.0 feet to a point; thence West, parallel to said right of way line a distance of 142.5 feet, more or less, to the West line of said NE1/4 SE1/4; thence North along said West line a distance of 460.0 feet to the point of beginning.

PARCEL 2:

A tract of land situated in the NE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin which bears South 89° 52' West a distance of 745.73 feet and South 0° 20' 55" East a distance of 220.16 feet from the brass cap monument marking the East quarter corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said beginning point also being on the South line of tract described as Parcel #1 in Deed from Klamath County School District to Klamath County, recorded in Volume 295 at page 135, Deed Records of Klamath County, Oregon; thence continuing from said beginning point South 0° 20' 55" East along a line parallel to and 4.0 feet distant Easterly, when measured at right angles to, from the existing Easterly wall of the Payless Drug Store Building as the same is presently located and constructed, a distance of 402.04 feet to a 1/2 inch iron pipe; thence South 53° 42' 15" West a distance of 304.44 feet, more or less, to a 1/2 inch iron pipe on the Northeasterly boundary of the O. C. & E. Railroad right of way as the same is presently located and constructed, and from which point the aforesaid monument marking the East quarter corner of said Section 3 bears North 50° 50' 20" East a distance of 1273.34 feet; thence Northwesterly along said Northeasterly boundary of the O. C. & East Railroad right of way a distance of 299.5 feet, more or less, to the West line of said NE1/4 SE1/4; thence North along said West line a distance of 186.5 feet, more or less, to a point on said West line which bears South 0° 22' 15" East a distance of 460.0 feet from the Southerly boundary line of the relocated right of way of the Klamath Falls-Lakeview Highway; thence easterly, parallel with said highway right of way line a distance of 142.5 feet to a point; thence North, parallel with the West line of said NE1/4 SE1/4, a distance of 460.0 feet, more or less, to the Southerly boundary of said relocated highway right of way; thence Easterly along said relocated right of way line a distance of 387.7 feet, more or less, to a point which bears North 0° 20' 55" West from the point of beginning; thence South 0° 20' 55" East a distance of 174.66 feet, more or less, to the point of beginning.

LEGAL DESCRIPTION CONTINUED

EXCEPTING from the above described parcels those portions conveyed to State of Oregon, by and through its Department of Transportation by deed recorded May 21, 2013 in Instrument No. 2013-005684 described as follows:

Parcel A: A Parcel of land lying in the NE1/4SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; said parcel being a portion of that property described in that Bargain and Sale Deed to Town & Country Center L.L.C., recorded March 14, 2002 in Book M02, page 15183, Klamath County Record of Deeds; said parcel being that portion of said property lying between lines at right angles to the center line of the relocated Klamath Falls – Lakeview Highway at Engineer's Stations 62+22.00 and 62+89.00 and included in a strip of land 41.00 feet in width, lying on the Southerly side of said center line which center line is described as follows:

Beginning at Engineer's center line Station 24+00.00, said station being 1,973.05 feet West and 1,304.43 North of the Center quarter corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence South 55°50'25" East 1,765.50 feet, thence on a spiral curve left (the long chord of which bears South 59°31'15" East 469.22 feet) 470.00 feet; thence on a 1,219.06 foot radius curve left (the long chord of which bears South 72°54'28" East 255.81 feet) 256.28 feet; thence on a spiral curve left (the long chord of which bears South 86°17'41" East 469.22 feet) 470.00 feet to Engineer's center line Station 53+61.77 Back equals 53+70.60 Ahead, thence South 89°58'31" East 2,150.39 feet to Engineer's Station 75+20.99 Back equals 75+21.60 Ahead, on said center line.

Bearings are based on County Survey No. 7892, filed January 2012, Klamath County, Oregon.

Parcel B: A parcel of land lying in the NE1/4SE1/4 of Section 3, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, said parcel being a portion of that property described in that Bargain and Sale Deed to Town & Country Center L.L.C. recorded March 14, 2002 in Book M02, page 15183, Klamath County Records of Deeds, said parcel being that portion of said property lying easterly of a line at right angles to the center line of the relocated Klamath Falls – Lakeview Highway at Engineer's Station 66+21.00 and included in a strip of land 50.00 feet in width, lying on the Southerly side of said center line, which center line is described in Parcel 1.

PARCEL 3:

A parcel of land lying in the NE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point which bears South 01° 14' East a distance of 55.03 feet and South 89° 14' West a distance of 580.0 feet from the quarter section corner common to Sections 2 and 3, said Township and Range, said point being on the South right of way line of South Sixth Street as presently located and constructed; thence continuing South 89° 14' West along said South right of way line a distance of 129.4 feet to the Northwest corner of this description; thence South 0° 18' East a distance of 137.0 feet to an iron pin; thence North 89° 14' East a distance of 131.9 feet to an iron pin; thence North 01° 14' West a distance of 137.0 feet, more or less, to the point of beginning, EXCEPTING a strip of land 8 feet wide running North and South on the West side of said parcel reserved for sidewalk purposes.

LEGAL DESCRIPTION CONTINUED

PARCEL 4:

A tract of land situated in the SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East one-fourth corner of said Section 3, thence South 89° 52' West 1,275.74 feet; thence South 00° 21' 47" East 54.10 feet to a one-half inch pipe on the Southerly right of way line of the Dalles-California Highway marking the northeast corner of that parcel of land described in Deed Volume 251 at page 162, Deed Records of Klamath County, Oregon; thence continuing South 00° 21' 47" East along the East line of said parcel described in said Deed Volume 251 at page 162, 233.00 feet to the true point of beginning of this description; thence continuing South 00° 21' 47" East along said line 395.64 feet to the Northerly right of way line of the Oregon-California and Eastern Railway Company; thence North 67° 41' West along said right of way line 156.57 feet (162 feet by record); thence North 00° 55' 30" West along the West line of said parcel described in said Deed Volume 251 at page 162, 334.24 feet; thence North 89° 14' East 147.71 feet to the true point of beginning of this description with bearings based on the East line of the SE1/4 of said Section 3 as being South 01° 14' East.

PARCEL 5:

A portion of the NW1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin on the South right of way line of South Sixth Street as the same is presently located and constructed, said point being on the West line of tract of land deeded to Miller by Deed Volume 251 at page 162, Deed Records of Klamath County, Oregon, and the East line of a tract of land deeded to Wheeler by Deed Volume 142 at page 349, Deed Records of Klamath County, Oregon; thence South 0° 55' 30" East along the line between the two above described tracts a distance of 341.6 feet to a 5/8 inch iron pin marking the Southeast corner of a tract of land deeded to United States National Bank of Oregon by Deed recorded in Volume M72 at page 13690, Microfilm Records of Klamath County, Oregon, and the true point of beginning of this description; thence continuing South 0° 55' 30" East a distance of 225.64 feet, more or less, to the Northeasterly right of way line of the O.C. & East Railroad; thence North 67° 41' West along said right of way line a distance of 148.11 feet to the Southwest corner of said Wheeler tract; thence North 0° 55' 30" West along the West line of said Wheeler tract, a distance of 167.58 feet to the Southwest corner of said United States National Bank tract; thence North 89° 14' East along the South line of said tract a distance of 136.09 feet to the point of beginning.