

After Recording Return to:
Merchants Mortgage NW, LLC
7400 E. Crestline Cir, Suite 250
Greenwood Village, CO 80111
Loan No. 65409
Toorak Trade No. 494

ASSIGNMENT OF TRUST DEED BY BENEFICIARY
(Oregon)

DATE OF ASSIGNMENT: June 13, 2024

GRANTOR IN TRUST DEED: AMAN JOSHI and MANIT MOTWANI
3901 Portola Common, #2, Livermore, CA 94551

ASSIGNEE: Toorak Capital Partners, LLC
15 Maple Street, 2nd Floor West Summit, NJ 07901

TRUSTEE: AMERITITLE, LLC
404 Main Street, Suite 1, Klamath Falls, OR 97601

BENEFICIARY: Merchants Mortgage NW, LLC
7400 E. Crestline Circle #250, Greenwood Village, CO 80111

DATE OF TRUST DEED: May 30, 2024

RECORDED ON: June 11, 2024

RECORDING NUMBER: 2024-004702

COUNTY RECORDED: Klamath

LEGAL DESCRIPTION: See Attached

PROPERTY ADDRESS: 1931 Carlson Drive, Klamath Falls, OR 97603

TAX ACCT. #: 504289

CONSIDERATION: \$330,765.00

FOR VALUE RECEIVED, the undersigned who is the beneficiary or his successor in interest under the trust deed referenced above, hereby grants, assigns, transfers and sets over to Toorak Capital Partners, LLC ("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 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 Three Hundred Thirty Thousand Seven Hundred Sixty Five Dollars and No Cents (\$330,765.00) with interest thereon from May 30, 2024.

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.

DATED: June 13, 2024

MERCHANTS MORTGAGE NW, LLC,
a Colorado limited liability company

By: Debbie Reynolds

Name: Debbie Reynolds

Title: Operations Specialist

STATE OF COLORADO)

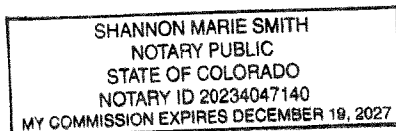
) ss.

COUNTY OF ARAPAHOE)

Personally appeared before me on June 13, 2024, the above-named Debbie Reynolds who did say she was Operations Specialist of Merchants Mortgage NW, LLC, and that this instrument was signed in behalf of said company; and acknowledged that she executed the foregoing as its voluntary act and deed.

Shannon Marie Smith
NOTARY PUBLIC for Colorado

My Commission expires: 12/19/27



**EXHIBIT A
LEGAL DESCRIPTION**

LOT 9 IN BLOCK 2 OF MOYINA MANOR, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

and commonly known as 1931 Carlson Drive, Klamath Falls, OR 97603