

**OREGON**

COUNTY OF KLAMATH

LOAN NO.: 2107259460034-1

[FRB Commercial Portfolio]

WHEN RECORDED MAIL TO:

ATTN: ASSIGNMENT DEPARTMENT

JPMORGAN CHASE BANK, N.A. C/O FIRST AMERICAN MORTGAGE

SOLUTIONS

1795 INTERNATIONAL WAY

IDAHO FALLS, ID 83402, PH. (208) 528-9895



**ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS**

FOR VALUE RECEIVED, **FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER FOR FIRST REPUBLIC BANK, SAN FRANCISCO, CA**, located at 550 17TH STREET, NW, WASHINGTON, DC 20429-0002, Assignor, does hereby grant, assign, transfer, and set over unto **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, located at 700 KANSAS LANE, MC 8000, MONROE, LA 71203, hereinafter called Assignee, his executors, administrators, successors and assigns, all of Assignor's rights, benefits, whatsoever accrued or to accrue, and its interest in and under that certain Assignment of Leases and Rents described below.

**DISCLAIMER:** This assignment is made without recourse, representation or warranty, express or implied, written or oral, by the **FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER FOR FIRST REPUBLIC BANK, SAN FRANCISCO, CA** or in its corporate capacity. The mortgage loan, as assigned and modified, is conveyed "as is" and "with all faults," without any representation or warranty whatsoever, including as to collectability, enforceability, value of collateral, ability of any obligor to repay, condition, fitness for any particular purpose, merchantability or any other warranty, express or implied, by any person, including the Federal Deposit Insurance Corporation or its officers, employees, agents or contractors.

Said Assignment of Leases and Rents dated **JULY 07, 2023**, executed and delivered by **WASHBURN WAY INDUSTRIAL PARK LLC, AN OREGON LIMITED LIABILITY COMPANY**, Grantor(s), for the benefit of **FIRST REPUBLIC BANK**, Original Grantee, and recorded on 07/25/2023 as Instrument No. 2023-006201 in the Records of the County Clerk's Office for **KLAMATH County, State of OREGON**, conveying the real property in said county, described as follows:

**AS DESCRIBED IN SAID ASSIGNMENT OF LEASES AND RENTS**

PROPERTY ADDRESS: 4100 WASHBURN WAY, KLAMATH FALLS, OR 97603; 4120 WASHBURN WAY, KLAMATH FALLS, OR 97603; 4140 WASHBURN WAY, KLAMATH FALLS, OR 97603; 4160 WASHBURN WAY, KLAMATH FALLS, OR 97603

Assignor, the undersigned, does hereby covenant to and with said Assignee that the undersigned is the Beneficiary, his successor in interest, or the nominee thereof, under said Assignment of Leases and Rents and that he has good right to convey, transfer, and assign the same, as aforesaid.

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



FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER FOR FIRST REPUBLIC BANK, SAN FRANCISCO, CA BY JPMORGAN CHASE BANK, N.A. ITS ATTORNEY-IN-FACT

Eva Reese (COMM. EXP. LIFETIME)  
NOTARY PUBLIC  
ID OR BAR ROLL NUMBER: 17070

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## LEGAL DESCRIPTION

THE REAL PROPERTY REFFERED TO HEREIN IS ALL THAT CERTAIN REAL PROPERTY LOCATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

**PARCEL 1: THE N 1/2 OF THE FOLLOWING DESCRIBED PARCEL OF LAND:**

**ALL THAT PORTION OF THE E 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, WHICH LIES SOUTHERLY OF LINE DRAWN PARALLEL TO AND DISTANT 330 FEET NORTHERLY OF THE SOUTHERLY BOUNDARY OF THE SAID EAST HALF OF THE NE 1/4 OF THE SE 1/4, SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON.**

**EXCEPTING THEREFROM THAT PORTION CONVEYED TO KLAMATH COUNTY BY WARRANTY DEED RECORDED FEBRUARY 2, 1988 IN VOLUME M88, PAGE 1442, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.**

**PARCEL 2: THE S 1/2 OF THAT PART OF THE E 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, LYING SOUTH OF A LINE DRAWN PARALLEL TO A 330 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID E 1/2 OF THE NE 1/4 OF THE SE 1/4, THE S1/2 OF THE SOUTHERLY 330 FEET MEASURED PARALLEL WITH THE SOUTHERLY LINE OF THE E 1/2 OF THE NE 1/4 OF THE SE1/4 OF SECTION 9, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

**EXCEPTING THEREFROM THE EAST 20 FEET DEEDED TO KLAMATH COUNTY FOR ROAD IN VOLUME 336, PAGE 306, DEED RECORDS OF KLAMATH COUNTY, OREGON.**

**ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO KLAMATH COUNTY BY INSTRUMENT RECORDED FEBRUARY 2, 1988 IN VOLUME M88, PAGE 1442 AND 1451, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.**