

2025-000251

Klamath County, Oregon

01/13/2025 02:54:08 PM

Fee: \$92.00

Prepared By: Stephanie Sanchez

LoanDepot.com LLC
6531 Irvine Center Dr Ste 100
Irvine, CA 92618-2145

When Recorded Return To:

LoanDepot.com LLC
6531 Irvine Center Dr Ste 100
Irvine, CA 92618-2145

ASSIGNMENT OF MORTGAGE

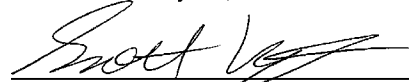
For value received, LOANDEPOT.COM, LLC the undersigned holder of a Deed or Trust, whose address is 6561 Irvine Center Dr, Irvine, CA 92618, the undersigned, as Beneficiary or successor thereto, hereby grants, conveys, assigns and transfers to Selene Finance LP whose address is 3501 Olympus Blvd, Suite 500, DALLAS, TX 75019 all beneficial interest under that certain Deed of Trust, dated April 21, 2023 executed by Joshua Truman Winger and Crystal Lucille Douglas, Trustor, and recorded on April 24, 2023.

For Mortgage Electronic Registration Systems, Inc. as Nominee for LoanDepot.com, LLC, whose address is P.O. BOX 2026, FLINT, MI 48501 in the amount of: \$176,225.00, dated: April 21, 2023 and recorded 04/24/2023 as Instrument No.: 2023-003066 of the Official Records of Klamath County, Oregon, describing property therein as:

PLEASE SEE ATTACHED EXHIBIT A LEGAL DESCRIPTION

Together with the note therein described or referred to, the money due or become due thereon, with interest and all rights accrued or to accrue under said Deed of Trust.

Dated: January 13, 2025



Scott Vogt, Director, Document Control

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Orange

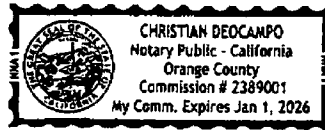
On January 13, 2025 before me, Christian DeOcampo, a Notary Public, personally appeared Scott Vogt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify that under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Christian DeOcampo, Notary Public



Electronically Notarized in Person via Simplifile

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property is situated in Klamath County, Oregon, being more particularly described as follows:

That portion of the SE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the Southeasterly side line of Main Street, 80.00 feet wide with the Southwesterly side line of Ward Street, 60.00 feet wide according to the recorded plat of TOWN OF CRESCENT; thence along the Southeasterly side line of said Main Street, South $39^{\circ} 40'$ West 328.95 feet to the most Northerly corner of that certain parcel of land conveyed to the United States of America by Glen and Shirley Bilderback, husband and wife, per Warranty Deed recorded in Volume 305, page 279, Deed Records of Klamath County, Oregon; thence along the Northeasterly line of said parcel, South $50^{\circ} 20'$ East, 99.60 feet; thence along the Southeasterly line of said parcel South $42^{\circ} 23' 37''$ West, 147.27 feet to the Southerly corner thereof; said corner also being the Northeasterly corner of that certain parcel conveyed to the United States of America by Ester K. Guddat, a widow, by individual Warranty Deed recorded in Volume 317, page 397, Deed Records of Klamath County, Oregon; thence along the Northeasterly line of said parcel, South $50^{\circ} 20'$ East, 207.40 feet to the most Easterly corner thereof; thence along the Southeasterly line of said parcel South $39^{\circ} 40'$ West, 133.78 feet to the true point of beginning for this description; thence South $50^{\circ} 20'$ East, 150.00 feet; thence South $39^{\circ} 40'$ West, 133.78 feet to the Northeasterly line of that certain parcel of land conveyed by Byron G. Steevens and Emma A. Steevens, husband and wife, to Bonnie J. and Jean Schultz, husband and wife, by Warranty Deed recorded in Volume 241, page 276, Deed Records of Klamath County, Oregon; thence along the Northeasterly line of said parcel, North $50^{\circ} 20'$ West, 150.00 feet; thence North $39^{\circ} 40'$ East, 133.78 feet to the true point of beginning.