

2025-000257

Klamath County, Oregon

01/14/2025 08:25:02 AM

Fee: \$112.00

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING MAIL TO:

**RAE BODONYI
LENDER RECORDING SERVICES, INC.
5061 N ABBE RD, SUITE 1
SHEFFIELD VILLAGE, OHIO 44035**

SIC LOAN NO. C4031406

DOCUMENT TITLES(S) (OR TRANSACTION CONTAINED THEREIN):

1. ASSIGNMENT OF BENEFICIAL INTEREST IN DEED OF TRUST

DIRECT PARTY(S) -

GRANTOR(S) (NAME AND ADDRESS):

1. SADAKAH ENTERPRISE LLC, an Oregon limited liability company whose address is 1727 NE 13th Ave, Portland, OR 97212
2. Standard Insurance Company, an Oregon Corporation whose address is 10265 NE Tanasbourne Drive, Hillsboro, OR 97124
3. Banner Life Insurance Company, a Maryland insurance company whose address is 3275 Bennett Creek Avenue, Frederick, MD 21704
4. Lincoln National Life Insurance Company, an Indiana corporation whose address is 100 North Greene Street, Greensboro, NC 27401
5. PL Mortgage Fund, LLC, a Delaware limited liability company whose address is 700 Newport Center Drive, Newport Beach, CA 92660

INDIRECT PARTY(S) -

GRANTEE(S) (NAME AND ADDRESS):

1. First American Title Insurance Company, a Nebraska corporation whose address is 1 First American Way, Santa Ana, CA 92707

PROPERTY TAX ACCOUNT NUMBER: 525989

C4031406

Prepared By: Kim Ireland
STANCORP MORTGAGE INVESTORS, LLC
10265 NE Tanasbourne Drive
Hillsboro, OR 97124

Recording Requested and When
Recorded, return to:
Rae Bodonyi
Lenders Recording Services (2024)
5061 N Abbe Rd, Suite 1
Sheffield Village, Ohio 44035

3404719 ASSIGNMENT OF BENEFICIAL INTEREST IN DEED OF TRUST

FOR VALUE RECEIVED, the undersigned ("Assignor") hereby grants, assigns and transfers to Banner Life Insurance Company, a Maryland insurance company (8%), The Lincoln National Life Insurance Company, an Indiana corporation (13.1%), PL Mortgage Fund, LLC, a Delaware limited liability company (21.15%), (hereinafter collectively, "Assignee"), each to an undivided interest, of the beneficial interest under the following loan documents:

| Grantor | Loan Number | Date of Recording | Recording No. |
|-----------------------------------|-------------|---|--|
| SADAKAH ENTERPRISE LLC | C4031406 | Deed of Trust: 5/30/2024 Assignment of Lessor's Interest in Leases: 5/30/2024 | Deed of Trust: 2024- 004317 Assignment of Lessor's Interest in Leases: 2024-004318 |

Tax Account Number: 525989.

Commonly known as: 3043-3051 SOUTH 6TH STREET, KLAMATH FALLS, OR, 97603; 3041 SOUTH 6TH STREET, KLAMATH FALLS, OR, 97603.

See Exhibit "A" attached hereto and by this reference made a part hereof for legal description.

All as described in the Official Records in the Office of the County Recorder of Klamath County, Oregon together with the note(s) described therein, the money due and to become due therein with interest, all rights accrued to or to accrue under the Deed of Trust and all rights under the separate Assignment of Lessor's Interest in Leases of even date with the Deed of Trust.

See following page(s) for Assignor and Assignee (hereinafter collectively "Lender"), Addresses.

Dated effective June 11, 2024

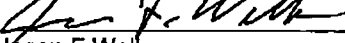
"ASSIGNOR"

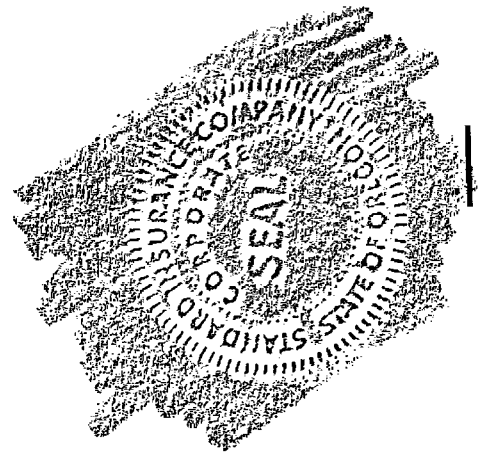
Standard Insurance Company,
an Oregon corporation

KL

By: 
Name: Jesse Levin
Title: 2nd Vice President

KI

Attest: 
Name: Jason F Wells
Title: Senior Director
StanCorp Mortgage Investors, LLC



LENDER ADDRESSES

Standard Insurance Company
10265 NE Tanasbourne Drive
Hillsboro, OR 97124

Banner Life Insurance Company
3275 Bennett Creek Avenue
Frederick, MD 21704

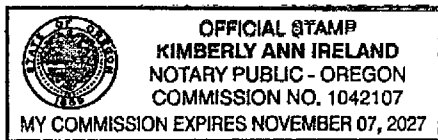
Lincoln National Life Insurance Company
100 North Greene Street
Greensboro, NC 27401

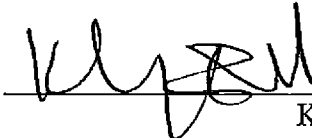
PL Mortgage Fund LLC
700 Newport Center Drive
Newport Beach, CA 92660

STATE OF OREGON)
) ss:
COUNTY OF WASHINGTON)

On this 8th day of January, 2025, before me, Kimberly Ann Ireland, appeared JESSE LEVIN and JASON F WELLS, both to me personally known, who being duly sworn did say that he, the said JESSE LEVIN is the 2nd 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 JASON F WELLS is the Senior Director of STANCORP MORTGAGE INVESTORS, LLC, an Oregon limited liability company, as Servicer for STANDARD INSURANCE COMPANY and JESSE LEVIN and JASON F WELLS 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.





Kimberly Ann Ireland
Notary Public for Oregon
My Commission Expires: November 07, 2027

Exhibit "A" Legal Description

The Land referred to herein below is situated in the County of Klamath, State of Oregon, and is described as follows:

PARCEL 1:

A TRACT OF LAND SITUATED IN TRACT 33A, ENTERPRISE TRACTS SUBDIVISION, IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CASED MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 3; THENCE SOUTH 00° 00' 30" EAST ALONG THE WESTERLY BOUNDARY OF SAID SECTION 3, 826.8 FEET, MORE OR LESS, TO ITS INTERSECTION WITH A LINE PARALLEL WITH AND 75 FEET DISTANT AT RIGHT ANGLES NORTHEASTERLY FROM THE CENTERLINE OF SOUTH SIXTH STREET AS THE SAME IS NOW LOCATED AND CONSTRUCTED, SAID PARALLEL BEING ALSO THE NORTHERLY RIGHT OF WAY LINE OF SAID STREET; THENCE SOUTH 55° 52' 30" EAST ALONG SAID PARALLEL LINE 1,741.84 FEET TO A 5/8 INCH IRON PIN MARKING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF AUSTIN STREET WITH THE LOCATION OF SAID POINT BEING IN CONFORMANCE WITH RECORD OF SURVEY NO. 939 FILED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR WHICH CONTAINS THE ORIGINAL OWNER'S CERTIFICATION OF ORIGINAL PROPERTY CORNERS; THENCE NORTH 34° 07' 40" EAST AT RIGHT ANGLES TO SAID SOUTH SIXTH STREET AND ALONG THE EASTERLY RIGHT OF WAY LINE OF AUSTIN STREET A DISTANCE OF 250.00 FEET TO A 5/8 INCH IRON PIN WITH ALUMINUM CAP; THENCE SOUTH 55° 52' 30" EAST PARALLEL WITH SOUTH SIXTH STREET A DISTANCE OF 310.00 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 34° 07' 30" WEST PARALLEL WITH AUSTIN STREET A DISTANCE OF 250.00 FEET TO A 5/8 INCH IRON PIN ON THE NORTHERLY RIGHT OF WAY LINE OF SOUTH SIXTH STREET; THENCE NORTH 55° 52' 30" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SOUTH SIXTH STREET A DISTANCE OF 310.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL 2:

A TRACT OF LAND SITUATED IN TRACT 33A, ENTERPRISE TRACTS SUBDIVISION, IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CASED MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 3; THENCE SOUTH 00° 00' 30" EAST ALONG THE WESTERLY BOUNDARY OF SAID SECTION 3, 826.8 FEET, MORE OR LESS, TO ITS INTERSECTION WITH A LINE PARALLEL WITH AND 75 FEET DISTANT AT RIGHT ANGLES NORTHEASTERLY FROM THE CENTERLINE OF SOUTH SIXTH STREET AS THE SAME IS NOW

Legal Description Continued

LOCATED AND CONSTRUCTED, SAID PARALLEL LINE BEING ALSO THE NORTHERLY RIGHT OF WAY LINE OF SAID STREET; THENCE SOUTH 55° 52' 30" EAST ALONG SAID PARALLEL LINE 1,741.84 FEET TO A 5/8 INCH IRON PIN MARKING A POINT ON THE EASTERLY RIGHT OF WAY LINE AUSTIN STREET WITH THE LOCATION OF SAID POINT BEING IN CONFORMANCE WITH RECORD OF SURVEY NO. 939 FILED IN THE OFFICE OF THE KLAMATH COUNTY SURVEYOR WHICH CONTAINS THE ORIGINAL OWNER'S CERTIFICATION OF ORIGINAL PROPERTY CORNERS; THENCE CONTINUING SOUTH 55° 52' 30" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 310.00 FEET TO A 5/8 INCH IRON PIN MARKING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 34° 07' 30" EAST AT RIGHT ANGLES TO SOUTH SIXTH STREET AND PARALLEL WITH AUSTIN STREET A DISTANCE OF 250.00 FEET TO A 5/8 INCH IRON PIN; THENCE SOUTH 55° 52' 30" EAST PARALLEL WITH SOUTH SIXTH STREET A DISTANCE OF 141.18 FEET TO A 5/8 INCH IRON PIN WITH ALUMINUM CAP ON THE WESTERLY LINE OF THAT PROPERTY DESCRIBED IN VOLUME M68 PAGE 4736, DEED RECORDS OF KLAMATH COUNTY, OREGON; THENCE SOUTH 37° 07' 30" WEST PARALLEL WITH AUSTIN STREET AND ALONG THE WESTERLY LINE OF THE LAST DESCRIBED PROPERTY A DISTANCE OF 250.00 FEET TO A 5/8 INCH IRON PIN ON THE NORTHERLY RIGHT OF WAY LINE OF SOUTH SIXTH STREET, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE ABOVE DESCRIBED PROPERTY AND FROM WHICH A CROSS CHISELED IN THE CONCRETE SIDEWALK BEARS SOUTH 34° 07' 30" WEST 10.00 FEET; THENCE NORTH 55° 52' 30" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SOUTH SIXTH STREET A DISTANCE OF 141.18 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.

PARCEL 3

TOGETHER WITH EASEMENTS AS SET FORTH IN THE FOLOWING:

AN AGREEMENT RECORDED JULY 26, 1946 IN VOLUME 193, PAGE 63

GRANT OF EASEMENTS WITH COVENENTS AND RESTRICTIONS RECORDED NOVEMBER 8, 1968 IN VOLUME M68, PAGE 9981

GRANT OF EASEMENTS WITH COVENENTS AND RESTRICTIONS RECORDED APRIL 24, 1969 IN VOLUME M69, PAGE 3047