

**Grantor:**  
PacWest Funding Inc dba Precision Capital  
Re: Loan PC0125L  
Re: Property at 1580 Wade Circle  
4710 Village Plaza Loop #100  
Eugene, OR 97401  
**Beneficiary:**  
Pac One REIT, LLC  
4710 Village Plaza Loop #150  
Eugene, OR 97401  
**After recording return to:**  
PacWest Funding Inc., dba Precision Capital  
4710 Village Plaza Loop #100  
Eugene, OR 97401

ASSIGNMENT OF TRUST DEED BY BENEFICIARY

FOR VALUE RECEIVED, the undersigned beneficiary, PacWest Funding, Inc., an Oregon Corporation, dba Precision Capital, whose address is 4710 Village Plaza Loop #100, Eugene, OR, 97401, under that certain trust deed dated 02/21/2025, executed and delivered by Vestibule Holdings, Inc., Grantor, whose address is 1600 Wade Circle, Klamath Falls, OR 97601, to Fidelity National Title, Trustee, and PacWest Funding, Inc. an Oregon corporation dba Precision Capital, whose address is 4710 Village Plaza Loop, Suite 100, Eugene, OR 97401, as Beneficiary, and recorded on 02/24/2025, in Recording No. 2025-001274, of the Official Records of Klamath County, OR, conveying real property in said county, described as follows:

SEE ATTACHED EXHIBIT "A"

hereby grants, assigns, transfers, and sets over to **Pac One REIT, LLC**, whose address (as indicated above) is 4710 Village Plaza Loop, #150, Eugene, OR 97401, all its beneficial interest in and under said trust deed, together with the note or notes, monies, and obligations therein described or referred to, with the interest, and all rights and benefits whatsoever accrued or to be accrued under said trust deed.

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

Until a change is requested, all tax statements are to be sent to the following address:

4710 VILLAGE PLAZA LOOP #100  
EUGENE, OR 97401

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

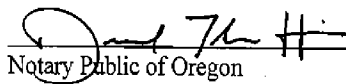


Adam Strasdas  
Director of Lending  
PacWest Funding, Inc., dba Precision Capital

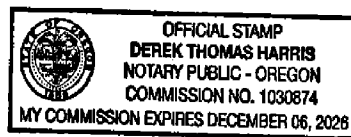
STATE OF OREGON

COUNTY OF LANE

On the 25<sup>th</sup> day of February, 2025, personally appeared before me the above-named, Adam Strasdas, Director of Lending for Precision Capital, who declared the foregoing instrument to be his/her voluntary act and deed.

  
Notary Public of Oregon

My commission expires: 12/6/2026



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lot 1, Block 5, TRACT 1145, NOB HILL, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, in the City of Klamath Falls, County of Klamath, State of Oregon.

ASSIGNMENT OF TRUST DEED BY BENEFICIARY/Assignment of Trust Deed by Beneficiary

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