

When Recorded, Return to:
NWC Receivables Trust
c/o Deed Street Capital, LLC
181 Washington Street, Suite 375
Conshohocken, PA 19428
MIN: 101486920000008191

This Document Prepared/Drafted BY
William J. Skyrn, Jr.
(844)696-6834

THIS SPACE PROVIDED FOR RECORDER'S USE

ASSIGNMENT OF TRUST DEED

FOR VALUE RECEIVED, the undersigned under that certain Trust Deed executed and delivered by 104 & 106-108 S Williams Ave Klamath Falls, LLC, a Washington limited liability company, erroneously shown as 104 & 106-108 Williams Ave Klamath Falls, LLC, a Washington limited liability company, as Grantor, to Fidelity National Title Company of Oregon, as Trustee, in which The Joann C. Foulon Truste, dated October 13, 2021, is the beneficiary, recorded on March 28, 2025, as Instrument No. 2025-002262, in the office of the County Clerk, Klamath County, Oregon, conveying real property in said county described as follows:

Lot 1 and Lot 2 in Block 6 of DIXON ADDITION #2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Hereby grants, assigns, transfers and sets over to **Mortgage Electronic Registration Systems, Inc, as nominee for NWC Receivables Trust, its successors and assigns** whose mailing address is PO BOX 2026, Flint, MI 48501-2026 SIS (888) 679-6377, hereinafter called assignee, and assignee's heirs, personal representatives, successors and assigns, all of the beneficial interest in and under said trust deed, together with the notes, moneys and obligations therein described or referred to, with interest thereon, and all rights and benefits whatsoever accrued or to accrue under said trust deed.

The undersigned hereby covenants to and with said assignee that the undersigned is the beneficiary or beneficiary's successor in interest under said trust deed and is the owner and holder of the beneficial interest therein and has the right to transfer and assign the same, and the note or other obligation secured thereby, and that there is now unpaid on the obligation secured by said trust deed the sum of not less than \$539,397.81 with interest thereon from August 1, 2025.

In construing this instrument and whenever the context hereof so requires, the singular includes the plural.

In Witness Whereof, the undersigned has hereunto executed this document; if the undersigned is a corporation, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

DATED: This 13 day of August, 2025.

The Joann C. Foulon Trust, dated October 13, 2021

Neil Rubens
By: Robert Foulon, Trustee

STATE OF Oregon
County of Klamath

On this day personally appeared before me, Neil Rubens, **Robert Foulon, Trustee of The Joann C. Foulon Trust, dated October 13, 2021**, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 13 day of August, 2025.

Neil Rubens
Notary Public in and for the State of OR
Residing at 1775 Washburn Way Klamath Falls
OR 97603

ASSIGNMENT OF DEED OF TRUST

Assignor: The Joann C. Foulon Trust, dated October 13, 2021

To

Assignee: MERS FBO NWC Receivables Trust

