

2021-018191

Klamath County, Oregon

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Fee: \$127.00

PREPARED BY:

CoreVest American Finance Lender LLC

% Jeremy Chiang

1920 Main St., Suite 850

Irvine, CA 92614

UPON RECORDATION RETURN TO:

OS National, LLC

3097 Satellite Blvd., Suite 400

Duluth, GA 30096

(770) 497-9100

ASSIGNMENT OF SECURITY INSTRUMENT

by

COREVEST PURCHASER 2, LLC,

a Delaware limited liability company

to

COREVEST AMERICAN FINANCE DEPOSITOR LLC,

a Delaware limited liability company

Dated: As of February 12, 2021

County: Klamath

State: Oregon

ASSIGNMENT OF SECURITY INSTRUMENT

This **ASSIGNMENT OF SECURITY INSTRUMENT** (this "Assignment"), dated as of February 12, 2021, is made by **COREVEST PURCHASER 2, LLC**, a Delaware limited liability company ("Assignor"), in favor of **COREVEST AMERICAN FINANCE DEPOSITOR LLC**, a Delaware limited liability company ("Assignee").

WITNESSETH

WHEREAS, Assignor is the present legal and equitable owner and holder of that certain Promissory Note, dated as of November 25, 2020, executed by **VOLADOR BRAVO LLC**, a Delaware limited liability company ("Borrower"), and made payable to the order of CoreVest American Finance Lender LLC, a Delaware limited liability company ("CoreVest"), as subsequently endorsed and assigned to CAF Term Borrower WF, LLC, a Delaware limited liability company ("CAF Term Borr WF"), as subsequently endorsed and assigned to Assignor, in the stated principal amount of Eight Hundred Fifty Thousand and No/100 Dollars (\$850,000.00) (the "Note") in connection with certain real property and improvements located thereon situated in the County of Klamath, State of Oregon, identified on Schedule 1 attached hereto and made a part hereof and more particularly described on Exhibit A, attached hereto and made a part hereof (the "Premises"); and

WHEREAS, the Note is secured, inter alia, by the Security Instrument (as hereinafter defined); and

WHEREAS, the parties hereto desire that Assignor assign to Assignee, its successors and assigns, all of Assignor's right, title and interest in and to the Security Instrument.

NOW, THEREFORE, in consideration of the premises above set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and agreed, Assignor and Assignee hereby covenant and agree as follows:

1. Assignment. Assignor does hereby transfer, assign, grant and convey to Assignee, its successors and assigns, all of the right, title and interest of Assignor in and to the following described instruments, and does hereby grant and delegate to Assignee, its successors and assigns, any and all of the duties and obligations of Assignor thereunder from and after the date hereof:

That certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated as of November 25, 2020, executed by Borrower for the benefit of CoreVest, as lender, and recorded on December 17, 2020 in the Real Property Records of Klamath County, Oregon, as Inst # 2020-016423, as assigned by that certain Assignment of Security Instrument from CAF Term Borr WF, as assignor, to Assignor, as assignee (as the same has been assigned, amended, and/or modified, from time to time, the "Security Instrument"), in respect of the Premises.

2. Assumption. From and after the date hereof, Assignee hereby accepts this Assignment and assumes and agrees to observe, perform and be bound by all of the terms, covenants, agreements, conditions and obligations of the Security Instrument required to be observed or performed by Assignor thereunder.

3. Governing Law. With respect to matters relating to the creation, perfection and procedures relating to the enforcement of this Assignment, this Assignment shall be governed by, and be construed in accordance with, the laws of the State of Oregon, it being understood that, except as expressly set forth above in this paragraph and to the fullest extent permitted by the law of the State of Oregon, the law of the State of New York applicable to contracts made and performed in such State (pursuant to Section 5-1401 of the New York General Obligations Law) shall govern all matters relating to this Assignment and all of the indebtedness or obligations arising hereunder.

4. Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

5. Headings. The headings of the paragraphs of this Assignment have been included only for convenience, and shall not be deemed in any manner to modify or limit any of the provisions of this Assignment or be used in any manner in the interpretation of this Assignment.

6. Interpretation. Whenever the context so requires in this Assignment, all words used in the singular shall be construed to have been used in the plural (and vice versa), each gender shall be construed to include any other genders, and the word "person" shall be construed to include a natural person, a corporation, a firm, a partnership, a joint venture, a trust, an estate or any other entity.

7. Partial Invalidity. Each provision of this Assignment shall be valid and enforceable to the fullest extent permitted by law. If any provision of this Assignment or the application of such provision to any person or circumstance shall, to any extent, be invalid or unenforceable, then the remainder of this Assignment, or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected by such invalidity or unenforceability.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Assignor has executed this Assignment of Security Instrument as of the day and year first above written.

ASSIGNOR:

COREVEST PURCHASER 2, LLC,
a Delaware limited liability company

By: _____

Name: Sokun Soun

Title: Authorized Signatory

A handwritten signature in black ink, appearing to be 'Sokun Soun', written over a horizontal line.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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.

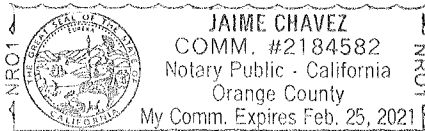
State of California)

County of Orange)On February 12, 2021 before me, Jaime Chavez, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared Sokun Soun
Name(s) of Signer(s)N/A

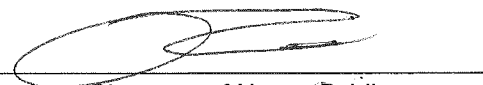
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify 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.



Signature


Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

SCHEDULE 1

Property List

(Attached)

Property List

PROPERTY ADDRESS	CITY	COUNTY	STATE	ZIP CODE
2118 & 2126-2128 Orchard Avenue - Units 1-2	Klamath Falls	Klamath	OR	97601
2136 Garden Avenue	Klamath Falls	Klamath	OR	97601
2219 Radcliffe Avenue	Klamath Falls	Klamath	OR	97601
403 North Alameda Avenue aka 403 North Crater Lake Parkway	Klamath Falls	Klamath	OR	97601
436 Richmond Street	Klamath Falls	Klamath	OR	97601

EXHIBIT A

Premises Description

(Attached)

Legal Description

PARCELS 1 AND 2

Lots 400 and 401 in Block 110, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property Address: 2118 Orchard Ave., Klamath Falls, OR 97601

Property Address: 2126-2128 Orchard Ave., Units 1-2, Klamath Falls, OR 97601

Parcel ID: 479976

Prior Instrument Reference: 2020-007307

PARCEL 3

Lot 491 in Block 109, MILLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Property Address: 2136 Garden Ave., Klamath Falls, OR 97601

Parcel ID: 479814

Prior Instrument Reference: 2020-000397

PARCEL 4

Lot 11, Block 216 MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property Address: 2219 Radcliffe Ave., Klamath Falls, OR 97601

Parcel ID: 632783

Prior Instrument Reference: 2019-011906

PARCEL 5

Parcel A

Beginning at the Southeast corner of Lot 16 of Block 41, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence Northeasterly along the Northerly line of Erie Street, 80 feet thence Northwesterly and parallel to Alameda 50 feet; thence Southwesterly and parallel to Erie Street 80 feet; thence Southeasterly 50 feet to the place of beginning, being the Southwesterly 80 feet of Lot 16 in Block 41 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel B

The Southeasterly 1 foot of the Southwesterly 80 feet of Lot 15, Block 41, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property Address: 403 N Alameda Ave. aka 403 N. Crater Lake Parkway, Klamath Falls, OR 97601

Parcel ID: 373615

Prior Instrument Reference: 2019-008746

PARCEL 6

LOT 17 AND 18, BLOCK 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

PROPERTY ADDRESS: 436 RICHMOND STREET, KLAMATH FALLS, OR 97601

TAX ID: 4790039