

2024-011119

Klamath County, Oregon



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12/26/2024 08:37:42 AM

Fee: \$137.00

**RECORDING COVER SHEET (Please print or type)** 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, and does NOT affect the instrument. ORS 205.234

**After Recording Return To:**  
**myCUMortgage, LLC Attn: Mary Price**

**3560 Pentagon Boulevard, Suite 301**  
**Beavercreek, OH 45431**

**1. Title(s) of the Transaction(s)** ORS 205.234(a)  
Deed of Trust

**2. Direct Party/Grantor(s)** ORS 205.125(1)(b) and 205.160  
Shane D. Addington  
11413 Cackler Ct., Keno, OR 97627

**3. Indirect Party/Trustee** ORS 205.125(1)(a) and 205.160  
Northwest Union Title LLC  
3040 Presidential Drive Suite 222, Fairborn, OH 45324

**4. True and Actual Consideration:**  
ORS 93.030(5) – Amount in dollars or other  
\$ 106,815.41

☐ **Other:** \_\_\_\_\_

**6. Satisfaction of Order or Warrant:**  
ORS 205.125(1)(e)  
CHECK ONE: ☐ FULL  
(If applicable) ☐ PARTIAL

**5. Send tax statements to:** ORS 93.260

11413 Cackler Ct.

Keno, OR 97627

**7. The amount of the monetary obligation imposed by the order or warrant.**  
ORS 205.125(1)(c)  
(If applicable) \$ \_\_\_\_\_

**8. If this instrument is being Re-Recorded, complete the following statement:** ORS 205.244  
“RERECORDED AT THE REQUEST OF \_\_\_\_\_  
TO CORRECT \_\_\_\_\_  
PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE  
NUMBER \_\_\_\_\_.”

**Loan Originator Organization:** myCUMortgage, LLC, NMLSR ID: 565434  
**Individual Loan Originator's Name:** Chris J Magary, NMLSR ID: 9487



\* 0 0 4 9 1 3 4 2 0 8 \*

After Recording Return To:  
myCUMortgage, LLC Attn: Mary Price

3560 Pentagon Boulevard, Suite 301  
Beavercreek, OH 45431

Until change is requested, all tax statements shall  
be sent to the following address:  
11413 Cackler Ct.  
Keno, OR 97627

Tax Account Number: 622366

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

## OREGON LOAN ASSUMPTION AGREEMENT

THIS LOAN ASSUMPTION AGREEMENT ("Agreement"), made effective as of July 26, 2024, between Estate of Duane S. Addington ("Seller") and Shane D. Addington ("Borrower") and myCUMortgage, LLC ("Lender"), amends and supplements one certain promissory note ("Note") dated July 1, 2013, in the original principal amount of \$143,696.00 executed by Duane S Addington ("Borrower") payable to the order of Rogue Federal Credit Union in accordance with the terms set forth therein. Seller and Borrower acknowledge that Lender is the holder and the owner of the Note or is acting for the holder and owner of the Note and understands that Lender may transfer the Note, as amended by this Agreement, and that anyone who takes the Note by transfer and who is entitled to receive payments under the Note is called the "Lender" in this Agreement. The Note is secured by a Mortgage, Deed of Trust, or Deed to Secure Debt (the "Security Instrument"), dated July 1, 2013, and filed for record on February 28, 2017, in the real property records of Klamath County, Oregon under instrument number 2017-002086. Said Security Instrument conveys the real and personal property described in such Security Instrument (the "Property") located at:

11413 Cackler Ct., Keno, OR 97627  
(Property Address)

and described as:

Lot 13 in Block 34 of FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(Legal Description)



Borrower is purchasing the above-described property from Seller and desires to assume the payment of the Note and the covenants, conditions and obligations of the Security Instrument. Lender who is or who represents the legal holder and owner of the Note and of the lien(s) securing the same has agreed at the request of the Seller to allow the Borrower's assumption of the balance of the indebtedness evidenced by the Note as part of the consideration for the purchase of the property.

For and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by each of the parties to the other, the receipt and sufficiency of which are hereby acknowledged and confessed, and in consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. **Acknowledgment and Assumption of Unpaid Principal Balance:** Seller and Borrower acknowledge that as of **July 26, 2024**, the amount payable under the Note and secured by the Security Instrument (the "Unpaid Principal Balance") is U.S. **\$106,815.41**. Borrower hereby expressly assumes the payment of the indebtedness evidenced by the above described Note and promises to pay jointly and severally to the order of the Lender the sum of U.S. **\$106,815.41** (the "Principal Balance"), consisting of the unpaid principal balance less any reductions of principal made by Seller, any accrued but unpaid interest, and any additional sums advanced by Lender. Borrower also agrees to perform and comply with all covenants, conditions and obligations of the Security Instrument, as amended herein.

2. **Release of Liability:** Seller does hereby transfer and convey to Borrower all of their right, title and interest with respect to any payment heretofore or hereafter received by Lender in connection with the above-described Promissory Note and Security Instrument securing same. Lender releases Seller from any and all liability on or under the Promissory Note and Security Instrument securing such debt.

3. **Assumption of Original Terms:** The parties hereto agree to accept the following modifications in the terms of the Note:

Interest will be charged on the Principal Balance until the full amount of principal has been paid. Borrower will pay interest at a yearly rate of **3.375%** as set forth below. The Borrower promises to make initial monthly payments of principal and interest of U.S. **\$635.27**, beginning on **August 1, 2024**, and continuing thereafter on the **1st** day of each succeeding month until principal and interest are paid in full. If on **July 1, 2043** ("Maturity Date"), the Borrower still owes amounts under the Note and the Security Instrument, as amended by this Agreement, the Borrower will pay these amounts in full on the Maturity Date. The Borrower will make such payments at **P.O. Box 341262, Beavercreek, OH 45431**, or at such other place as Lender may require.

4. **Transfer of Escrow Funds to Borrower:** Seller assigns and transfers to Borrower all funds on deposit for payment of taxes, homeowner association dues, insurance premiums and any applicable refunds. Borrower understands that it is Borrower's responsibility to obtain hazard insurance on the Property and that Seller's policy will not inure to Borrower's benefit.

5. **Waiver of Due-on-Transfer Clause:** In consideration of the assumption of the Note and Security Instrument by Borrower, and the modification of the Note (if any), as described above, the Lender agrees to waive and relinquish its right under the Security Instrument to declare all sums secured by the Security Instrument immediately due and payable by reason of the sale and transfer by Seller to Borrower, it being understood and agreed that this waiver and relinquishment applies only to said sale and not to any future sales or transfers. In addition, Seller hereby agrees that if the prepayment of the Note requires a refund of a portion of the interest previously collected in order to comply with the applicable laws of this state, Seller assigns and transfers to Borrower any and all right and interest in and to any such refund, and Lender is hereby authorized to pay or credit such refund to Borrower.

6. **Late Charges for Overdue Payments:** If the Lender has not received the full amount of any monthly payment by the end of 15 calendar days after the date it is due, Borrower will pay a late charge to the Lender. The amount of the charge will be **4.000%** of the overdue payment of principal and interest. Borrower will pay this late charge promptly but only once on each late payment. The late charge is not in lieu of any other remedy



of Lender, including any default remedy, and will not be charged if such charge would constitute interest in excess of the maximum permitted by state law.

7. **Borrower's Right to Prepay:** Borrower has the right to make payments of principal at any time before they are due. A payment of principal only is known as a "prepayment." When Borrower makes a prepayment, Borrower will tell the Note Holder in writing that Borrower is doing so.

8. **Renewal and Extension of Maturity:** This Agreement is a "written extension" as provided by the applicable laws of this state. It is the intention of the parties that all liens and security interests described in the Security Instrument are hereby renewed and extended until the Indebtedness evidenced by the Note, as renewed, modified and extended hereby, has been fully paid. The parties acknowledge and agree that such extension, renewal, amendment, modification or rearrangement shall in no manner affect or impair the Note or the liens and security interests securing same, the purpose of this Agreement being simply to provide for the assumption of the indebtedness evidenced thereby, and to carry forward all liens and security interests securing the Note (including if applicable any and all vendor's liens securing the Note), which are expressly acknowledged by the Seller and the Borrower to be valid and subsisting, and in full force and effect so as to fully secure the payment of the Note. The Seller and the Borrower hereby expressly waives the benefit of any and all statutes of limitation which might otherwise inure to Seller's and the Borrower's benefit, or be in any way applicable to Seller's and the Borrower's obligations under the terms of any and all instruments described herein.

9. **Usury:** No provisions of this Agreement or the Note or any instrument evidencing or securing the Note, or otherwise relating to the indebtedness evidenced by the Note, shall require the payment or permit the demand, collection, application or receipt of interest in excess of the maximum permitted by applicable state or federal law. If any excess of interest in such respect is herein or in any such other instrument provided for, or shall be adjudicated to be so provided for herein or in any such instrument, the provisions of this paragraph shall govern, and neither Seller, Borrower nor any endorser or guarantor of the Note nor their respective heirs, personal representatives, successors or assigns shall be obligated to pay the amount of such interest to the extent it is in excess of the amount permitted by applicable law. It is expressly stipulated and agreed to be the intent of Seller, Borrower and Lender to at all times comply with the usury and other laws relating to the Note and the Security Instrument and any subsequent revisions, repeals or judicial interpretations hereof, to the extent applicable thereto. In the event Lender ever receives, collects or applies as interest any such excess, including but not limited to any "late charges" collected, such amount which would be excessive interest shall be applied to the reduction of the unpaid principal balance of the Note, and, if upon such application the principal balance of the Note is paid in full, any remaining excess shall be forthwith paid to Borrower and the provisions of the Note and the Security Instrument shall immediately be deemed reformed and the amounts thereafter collectible thereunder reduced, without the necessity of execution of any new document, so as to comply with the then applicable law, but so as to permit the recovery of the fullest amount otherwise called for thereunder. In determining whether or not the interest paid or payable under any specific contingency exceeds the maximum interest allowed to be charged by applicable law, Borrower and Lender shall, to the maximum extent permitted under applicable law, amortize, prorate, allocate and spread the total amount of interest throughout the entire term of the Note so that the amount or rate of interest charged for any and all periods of time during the term of the Note is to the greatest extent possible less than the maximum amount or rate of interest allowed to be charged by law during the relevant period of time.

10. **Loan Documentation:** As amended hereby, the provisions of the Note and Security Instrument shall continue in full force and effect, and the Seller and Borrower acknowledge and reaffirm Seller and Borrower's liability to Lender thereunder. In the event of any inconsistency between this Agreement and the terms of the Note and Security Instruments, this Agreement shall govern. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and the Borrower and Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement. Any default by Borrower in the performance of its obligations herein contained shall constitute a default under the Note and Security Instrument, and shall allow Lender to exercise all of its remedies set forth in said Security Instrument.



11. **Hazardous Substances:** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property. Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. As used in this Paragraph 11, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this Paragraph 11, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

12. **Partial Invalidity:** In the event any portion of the sums intended to be secured by this Agreement cannot be lawfully secured, payments in reduction of such sums shall be applied first to those portions not secured.

13. **Miscellaneous:** Borrower hereby agrees to pay all costs and expenses incurred by Lender in connection with the execution and administration of this Agreement, the assumption, renewal and extension and modification of the Note and Security Instrument and any other documents executed in connection herewith. Lender does not, by its execution of this Agreement, waive any rights it may have against any person not a party hereto.

This Agreement may be executed in multiple counterparts, each of which shall constitute an original instrument, but all of which shall constitute one and the same Agreement.

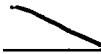
14. **No Oral Agreements:** The written Loan Agreements represent the final agreements between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties.

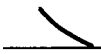
There are no unwritten oral agreements between the parties.



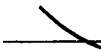
EXECUTED as of the day and year first above written.

 (Seal)  
Shane D. Addington -Borrower  
[Printed Name]

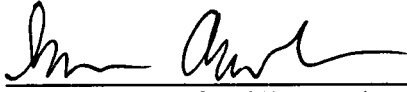
 (Seal)  
-Borrower  
[Printed Name]


 (Seal)  
-Borrower  
[Printed Name]

BORROWER'S ADDRESS:  
11413 Cackler Ct.  
Keno, OR 97627

 (Seal)  
-Borrower  
[Printed Name]




  
\_\_\_\_\_  
Estate of Duane S. Addington, signed by (Seal)  
confirmed Successor-in-Interest, Shane -Seller  
D. Addington [Printed Name]

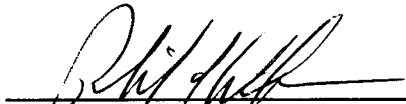
  
\_\_\_\_\_  
\_\_\_\_\_  
[Printed Name] (Seal)  
-Seller

  
\_\_\_\_\_  
\_\_\_\_\_  
[Printed Name] (Seal)  
-Seller

SELLER'S ADDRESS:  
11413 Cackler Ct.  
Keno, OR 97627

  
\_\_\_\_\_  
\_\_\_\_\_  
[Printed Name] (Seal)  
-Seller

ACCEPTED AND AGREED TO BY THE OWNER AND HOLDER OF SAID NOTE:  
myCUMortgage, LLC

By:   
Philip L. Wilson  
Title: Director of Mortgage Servicing

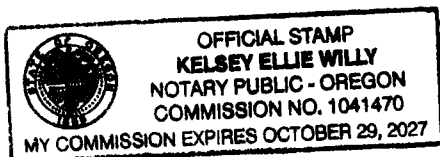


ACKNOWLEDGMENT

State of Oregon  
County of Clatsop

§  
§  
§

This instrument was acknowledged before me on 9/5/2024 by Shane D. Addington.



Kelsey Willy  
Signature of Notarial Officer

Kelsey Willy  
Printed Name

FSR  
Title (and Rank)

(Seal, if any)

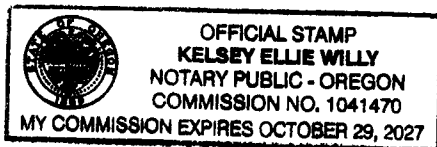
My Commission Expires: Oct 29 2027

ACKNOWLEDGMENT

State of  
County of

§  
§  
§

This instrument was acknowledged before me on 9/5/2024 by Estate of Duane S. Addington, signed by confirmed Successor-in-Interest, Shane D. Addington.



Kelsey Willy  
Signature of Notarial Officer

Kelsey Willy  
Printed Name

FSR  
Title (and Rank)

(Seal, if any)

My Commission Expires: Oct 29 2027





ACKNOWLEDGMENT

State of Ohio  
County of Greene

§  
§  
§

This instrument was acknowledged before me on 10/21/2024 by  
Philip L. Wilson, as Director of mortgage of myCUMortgage, LLC.



EMMA JANE ROSALES  
Notary Public  
State of Ohio  
My Comm. Expires  
June 27, 2028

Emma Jane Rosales

Signature of Notarial Officer

Emma Jane Rosales

Printed Name

Notary Public of Ohio

Title or Rank

(Seal)

My Commission Expires: 06/27/2028

Loan Originator Organization: myCUMortgage, LLC, NMLSR ID: 565434  
Individual Loan Originator's Name: Chris J Magary, NMLSR ID: 9487



Loan Originator Organization: myCUMortgage, LLC, NMLSR ID: 565434  
Individual Loan Originator's Name: Chris J Magary, NMLSR ID: 9487

FHA/VA Case No: 48-48-6-0373304

## VA ASSUMPTION POLICY RIDER

### NOTICE: THIS LOAN IS NOT ASSUMABLE WITHOUT THE APPROVAL OF THE DEPARTMENT OF VETERANS AFFAIRS OR ITS AUTHORIZED AGENT.

This Rider is made this **26th** day of **July, 2024**, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed ("Security Instrument") dated of even date herewith, given by the undersigned ("Borrower") to secure Borrower's Note to **myCUMortgage, LLC** ("Lender") and covering the Property described in the Security Instrument and located at:

**11413 Cackler Ct., Keno, OR 97627**

[Property Address]

In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

**VA GUARANTEED LOAN COVENANT:** If the indebtedness secured hereby is guaranteed or insured under Title 38, United States Code, such Title and Regulations issued thereunder and in effect on the date hereof shall govern the rights, duties and liabilities of Borrower and Lender. Any provisions of the Security Instrument or other instruments executed in connection with said indebtedness which are inconsistent with said Title or Regulations, including, but not limited to, the provision for payment of any sum in connection with prepayment of the secured indebtedness and the provision that the Lender may accelerate payment of the secured indebtedness pursuant to Section 26 of the Security Instrument, are hereby amended or negated to the extent necessary to conform such instruments to said Title or Regulation.

**LATE CHARGE:** At Lender's option, Borrower will pay a "late charge" not exceeding four per centum (4%) of the overdue payment when paid more than fifteen (15) days after the due date thereof to cover the extra expense



involved in handling delinquent payments, but such "late charge" shall not be payable out of the proceeds of any sale made to satisfy the indebtedness secured hereby, unless proceeds are sufficient to discharge the entire indebtedness and all proper costs and expenses secured hereby.

**DEBT DUE AND PAYABLE IF NOT GUARANTEED WITHIN 60 DAYS:** Should the Department of Veterans Affairs fail or refuse to issue its guaranty in full amount within 60 days from the date that this loan would normally become eligible for such guaranty committed upon by the Department of Veterans Affairs under the provisions of Title 38 of the U.S. Code "Veterans Benefits," the Lender may declare the indebtedness hereby secured at once due and payable and may require immediate payment in full or may exercise any other rights hereunder or take any other proper action as provided by law.

**TRANSFER OF THE PROPERTY:** If all or any part of the property or any interest in it is sold or transferred, this loan may be declared immediately due and payable upon transfer ("assumption") of the property securing such loan to any transferee ("assumer"), unless the acceptability of the assumption and transfer of this loan is established pursuant to 38 U.S.C. 3714.

An authorized transfer ("assumption") of the property shall also be subject to additional covenants and agreements as set forth below:


(a) **ASSUMPTION FUNDING FEE:** A fee equal to one-half of one percent (0.5%) of the unpaid principal balance of this loan as of the date of transfer of the property shall be payable at the time of transfer to the mortgagee or its authorized agent, as trustee for the VA. If the assumer fails to pay this fee at the time of transfer, the fee shall constitute an additional debt to that already secured by this instrument, shall bear interest at the rate herein provided, and, at the option of the Lender of the indebtedness hereby secured or any transferee thereof, shall be immediately due and payable. This fee is automatically waived if the assumer is exempt under the provisions of 38 U.S.C. 3729 (c).

(b) **ASSUMPTION PROCESSING CHARGE:** Upon application for approval to allow assumption and transfer of this loan, a processing fee may be charged by the mortgagee or its authorized agent for determining the creditworthiness of the assumer and subsequently revising the holder's ownership records when approved transfer is completed. The amount of this charge shall not exceed the lesser of the maximum established by VA for a loan to which 38 U.S.C. 3714 applies or any maximum prescribed by applicable State law.



(c) ASSUMPTION INDEMNITY LIABILITY: If this obligation is assumed, then the assumer hereby agrees to assume all of the obligations of the Veteran under the terms of the instruments creating and securing the loan, including the obligation of the Veteran to indemnify VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness created by this instrument.

IN WITNESS WHEREOF, Borrower(s) has executed this Rider.

  
\_\_\_\_\_  
Shane D. Addington (Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

