

WHEN RECORDED, RETURN TO:

Rain City Capital, LLC  
12131 113th Ave NE, Suite 201  
Kirkland, Washington 98034

Loan No. 615166  
Property ID No.: 372750

ASSIGNMENT OF MORTGAGE AND LOAN DOCUMENTS

For value received, the undersigned, Rain City Capital of Oregon, LLC an Oregon limited liability company, having an address of 8215 SW Tualatin-Sherwood Road, Suite 200, Tualatin, OR 97062 (“Assignor”), hereby grants, assigns and transfers to Rain City Capital, LLC a Washington limited liability company, having an address of 12131 113<sup>th</sup> Avenue NE, Suite 201, Kirkland, WA 98034 (“Assignee”), all of the undersigned’s rights, title and interest due or to become due in and to that certain mortgage, deed of trust, deed to secure debt (“Mortgage”) given to secure payment of **\$163,125.00**, dated **May 15th, 2025**, executed by **Kevin Lee Hayes, a single person** (“Borrower”), originally in favor of Rain City Capital of Oregon, LLC which was recorded on **5/23/2025** as Instrument Number **2025-003939** in the Recorder’s Office of the County of Klamath, State of Oregon (the “Security Instrument”), against the real property located in the County of Klamath, State of Oregon, **described as follows:** Lots 8 and 9 in Block 57 of SECOND 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. Commonly known as 220 N Eldorado Ave Klamath Falls, OR 97601 USA

Together with all of Assignor’s rights, title and interest in and to the note(s) and obligations therein described or referred to, the money due and to become due with interest, and all rights to accrue under said Security Instrument, and all Loan Documents (as defined in the Loan Agreement) executed concurrently therewith.

[SIGNATURES FOLLOW]

Dated: 6/17/25

**ASSIGNOR:**

Rain City Capital of Oregon, LLC

By: [Signature]

Name: Ronin Phoenix

Title: Authorized Signor

STATE OF WASHINGTON     )  
  ) ss:  
County of KING            )

This instrument was acknowledged before me on the 17<sup>th</sup> day of JUNE, 2025 by Ronin Phoenix, as Authorized Signer of Rain City Capital of Oregon, LLC, as his/her own act on behalf of such company.

[Signature]  
Signature of notarial officer

Cassie Bell  
Typed or printed name of notarial officer

My commission expires: 3-18-2029

