

2025-010997
Klamath County, Oregon
12/10/2025 08:31:02 AM
Fee: \$92.00

COLLATERAL ASSIGNMENT OF NOTE AND REAL ESTATE MORTGAGE

Prepared by: ELIZABETH CLARK
Return To: TRIAD FINANCIAL SERVICES, INC.
13901 Sutton Park Drive South, Suite 300
Jacksonville, Florida 32224

STATE OF FL
COUNTY OF DUVAL

KNOW ALL MEN BY THESE PRESENTS, that for value received from:
A + Federal Credit Union
6420 East Highway 290, Austin TX 78723

hereinafter referred to as the "Bank", the undersigned hereby grants a security interest in and transfers, conveys, bargains, sells assigns, pledges and sets over unto the Bank, its successor and assigns, that certain indebtedness and accompanying obligations of:

CHARRIE LOUISE SETTLEMIRE, A MARRIED WOMAN

evidenced by a Construction Loan Agreement and Installment Note, Security Agreement and Disclosure Statement (the "Note") in the principal amount of \$244,625.00, dated 9/16/2025, together with that certain real estate mortgage (the "Mortgage") conveying certain real property to Secure the Note and recorded In Official Records:

2025-008272

Public Records of Klamath County, State of OR and all of the undersigned's Rights, title, and interest in and to the above referenced real estate situated in the State of OR Klamath County. [State] [County]

TO HAVE AND TO HOLD unto the Bank, its successors and assigns, forever. The undersigned warrants to the Bank, its successors and assigns, that neither the Construction Loan Agreement, Note, Mortgage, nor the undersigned's interest in and to the above described real estate, nor any interest in any of them, has been assigned, pledged or otherwise transferred to any other party. The undersigned further represents that no default exists under the terms of the Note or Mortgage, and that the undersigned has not done, or omitted to do, any acts so as to be estopped from exercising any of the undersigned's rights under the Note or Mortgage.

Maximum Principal Indebtedness for Tennessee Recordation Tax Purposes is \$0.00

IN WITNESS WHEREOF, the undersigned has executed this Collateral Assignment, or has caused the Collateral Assignment to be executed by its officer thereunto duly authorized, on

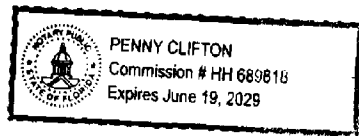
_____. This collateral assignment is in addition to any previous assignments, not previously released, and has no effect on such existing assignments.
TRIAD FINANCIAL SERVICES, INC. 13901 SUTTON PARK DR S STE 300 JACKSONVILLE, FL 32224

Witness Signature: Angela Bryant Sign: [Signature]
Witness Name: Angela Bryant Name: Linda Pearson

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 11/20/2025 by Linda Pearson as SVP
for TRIAD FINANCIAL SERVICES, INC.



Penny Clifton

PENNY CLIFTON

My Commission Expires: 6/19/2029