

28-2352

62514

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## ASSIGNMENT OF RENTS—ADDITIONAL COLLATERAL SECURITY

KNOW ALL MEN BY THESE PRESENTS, THAT WHEREAS under date of March 8, 1972 EQUITABLE SAVINGS AND LOAN ASSOCIATION, an Oregon Corporation, of Portland, Oregon, (hereinafter referred to as the assignee) agreed to make a loan of Nineteen thousand seven hundred and no hundredths (\$19,700.00) Dollars to Jack Melvin Baker and Lynda Marie Baker, husband and wife

(hereinafter referred to as the assignors) which loan is evidenced by assignor's note dated March 8, 1972 for Nineteen thousand seven hundred and no hundredths (\$19,700.00) Dollars and interest payable in equal monthly payments of One hundred forty eight and eighty one hundredths (\$148.81) Dollars each, payable on the 20th day of each and every month, commencing with December 19 72, secured by a mortgage dated March 8 1972, filed for record on March 28, 1972 as Document No. 62513, and recorded in Book M-72 Page 3225, thereof of the Mortgage Records of Klamath County, Oregon, and

WHEREAS the said assignors agree, in consideration of the making of the aforesaid loan, to assign as additional collateral security the rent and income from the hereinafter described property:

NOW, THEREFORE, for and in consideration of the premises and the payment to the assignors of the sum of One Dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, Jack Melvin Baker and Lynda Marie Baker, husband and wife

(the aforesaid assignors) hereby assign to the said assignee, or its assigns, all rents and revenues from the following described property: The following described real property in Klamath County, Oregon:  
A tract of land situated in Lot 69 of FAIR ACRES SUBDIVISION NO 1, described as follows;  
Beginning at the Southwest corner of said lot; thence North along the West line 60 feet to the true point of beginning; thence continuing North along said West line 73 feet; thence East 150 feet; thence South 73 feet; thence West 150 feet to the point of beginning.  
EXCEPT THEREFROM any portion lying within Homedale Road.

and the assignors hereby expressly authorize and empower the said assignee, its agents or attorneys, at its election, without notice to the assignor (or their successors in interest) as agent for the assignor or assignors to take and maintain full control of said property and the improvements thereon; to oust tenants for non-payment of rent; to lease all of said property or any portion thereof in the name of the assignors on such terms as it may deem best; to make alterations or repairs it may deem advisable and deduct the cost thereof from the rents; to receive all rents and income therefrom and issue receipts therefor and out of the amount or amounts so received to pay the necessary operating expenses and to retain the usual charges for thus managing said property; and to apply on the aforesaid mortgage any amount due upon the debt secured thereby; to pay taxes, assessments and premiums on insurance policies, or renewals thereof, on said property, or amounts necessary to carry out any covenant in the said mortgage contained; the assignee herein to determine which items are to be met first; and to pay any overplus so collected to the owners of said property; and those exercising this authority shall be liable to the owners only for the amount collected hereunder and the accounting thereof and as to all other persons those exercising this authority are acting only as agent of the owners in the protection of the mortgagee's interest. In no event is the right to such management and collection of rents to affect or restrict the right of the mortgagee to foreclose the aforesaid mortgage according to its terms.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this 8th day of March, A.D., 19 72

STATE OF OREGON  
COUNTY OF KLAMATH

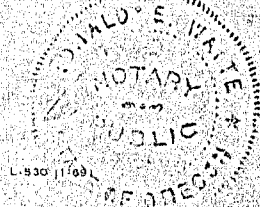
} ss.

*Jack Melvin Baker*  
Jack Melvin Baker  
*Lynda Marie Baker*  
Lynda Marie Baker

BE IT REMEMBERED, that on this 27 day of March, A.D., 19 72, before me, the undersigned, a Notary Public in and for said county and state personally appeared the within named JACK MELVIN BAKER and LYNDA MARIE BAKER, husband and wife

who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.



*Ronald E. Waite*  
Notary Public for Oregon  
My Commission expires 7/11/72



Loan No.

ASSIGNMENT OF RENTS

Mortgagor

TO

EQUITABLE SAVINGS & LOAN ASSOCIATION

Mortgagee

STATE OF OREGON,  
County of Klamath

Filed for record at request of

TRANSAMERICA TITLE INS. CO

On this 28th day of MARCH A.D. 1972

at 10:51 o'clock A.M. and duly

recorded in Vol. M 72 of MORTGAGES

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Wm D. MILNE, County Clerk

By *[Signature]* Deputy

Fee \$4.00

After recording please mail to

EQUITABLE SAVINGS & LOAN  
ASSOCIATION

PORTLAND, OREGON 97201