

CONDITIONAL ASSIGNMENT OF RENTALS

THIS AGREEMENT, Entered into this 28th day of June, 1972, between KERNS BROTHERS REAL ESTATE, a co-partnership, consisting of James William Kerns, John Paul Kerns and Robert B. Kerns hereinafter referred to as Owner, and FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF KLAMATH FALLS, a Federal Corporation, hereinafter referred to as Mortgagee.

W I T N E S S E T H:

WHEREAS, Owner is the present owner in fee simple of property described as:

The following described real property situate in Klamath County, Oregon;

A portion of Tracts 32 and 33A of Enterprise Tracts described as follows:

Beginning at the three quarter inch iron pipe marking the Southeast corner of said Tract 32 of Enterprise Tracts; thence Northwesterly along the arc of a curve to the right, having a central angle of 33 degrees 41'15" and radius of 170.0 feet, a distance of 99.95 feet; thence N. 55 degrees

52'30" W. a distance of 80.29 feet to the Easterly line of Austin St.; thence S. 34 degrees 07'30" W. along said line a distance of 87.56 feet to the North line of said Tract 33A; thence continuing S. 34 degrees 07'30" W. along the Easterly line of Austin St. a distance of 53.32 feet to the Northwesterly corner of parcel conveyed to Abby's Pizza Inns, by deed recorded in Vol. M-72 page 6033; thence S. 55 degrees 52'30" E. along the Northerly line of said parcel a distance of 251.66 feet; thence S. 0 degrees 21'15" W. parallel with the East line of said Tract 33A, a distance of 6.0 feet; thence S. 34 degrees 07'30" W. a distance of 95.05 feet; thence N. 55 degrees 52'30" W. a distance of 255.0 feet to the Easterly line of Austin St.; thence S. 34 degrees 07'30" W. along said Easterly line a distance of 154.13 feet to the Northwesterly corner of parcel conveyed to Safeway Stores, Inc.; thence S. 55 degrees 52'30" E. along the Northerly line of said Safeway parcel, a distance of 451.13 feet; thence N. 34 degrees 07'30" E. a distance of 9.80 feet to the East line of said Tract 33A; thence N. 0 degrees 21'45" E. along said line a distance of 497.64 feet to the point of beginning.

Also the North half of Lot B of the Re-Subdivision of Tract 24 of Enterprise Tracts.

1. In furtherance of the foregoing assignment, the owner hereby authorizes the mortgagee, its employees or agents, at its option, after the occurrence of a default as aforesaid to enter upon the mortgaged premises and to collect, in the name of the owner, or in their own name as assignee, the rents accrued but unpaid and in arrears at the date of such default, as well as the rents thereafter accrued but unpaid and in arrears at the date of such default, as well as the rents thereafter accruing and becoming payable during the period of the continuance of the said or any other default; and to this end, the owners further agree they will facilitate

See Attached

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in Klamath County, State of Oregon, and the mortgagee is owner and holder of a first mortgage covering said premises, which said mortgage is in the original principal sum of 83,000.00, made by owner to mortgagee under the date of June 28, 1972; and

WHEREAS, Mortgagee, as a condition to making said loan and accepting said mortgage has required the execution of this assignment of the rentals of the mortgaged premises by owner.

NOW, THEREFORE, in order further to secure the payment of the indebtedness of the owner to mortgagee and in consideration of the accepting of the aforesaid mortgage and the note secured thereby, and in further consideration of the sum of One Dollar paid by mortgagee to owner, receipt of which is hereby acknowledged, the said owner does hereby sell, assign, transfer and set over unto mortgagee all of the rents, issues and profits of the aforesaid mortgaged premises, this assignment to become operative upon any default being made by the owner (mortgagor) under the terms of the aforesaid mortgage or the note secured thereby, and to remain in full force and effect so long as any default continues to exist in the matter of the making of any of the payments or the performance of any of the covenants set forth in the aforesaid mortgage or the notes secured thereby.

1. In furtherance of the foregoing assignment, the owner hereby authorizes the mortgagee, its employees or agents, at its option, after the occurrence of a default as aforesaid to enter upon the mortgaged premises and to collect, in the name of the owner, or in their own name as assignee, the rents accrued but unpaid and in arrears at the date of such default, as well as the rents thereafter accrued but unpaid and in arrears at the date of such default, as well as the rents thereafter accruing and becoming payable during the period of the continuance of the said or any other default; and to this end, the owners further agree they will facilitate

in all reasonable ways the mortgagee's collection of said rents and will upon request by mortgagee, execute a written notice to the tenant directing the tenant to pay rent to the said mortgagee.

2. The owner also hereby authorizes the mortgagee upon such entry, at its option, to take over and assume the management, operation and maintenance of the said mortgaged premises and to perform all acts necessary and proper and to expend such sums out of the income of the mortgaged premises as may be needful in connection therewith, in the same manner and to the same extent as the owner theretofore might do, including the right to effect new leases, to cancel or surrender existing leases, to alter or amend the terms of existing leases, to renew existing leases, to make concessions to tenants, the owner hereby releasing all claims against mortgagee arising out of such management, operation and maintenance excepting the liability of the mortgagee to account as hereinafter set forth.

3. The mortgagee shall, after payment of all proper charges and expenses, including reasonable compensation to such Managing Agent as it shall select and employ, and after the accumulation of a reserve to meet taxes, assessments, water rents and fire and liability insurance in requisite amounts, credit the net amount of income received by it from the mortgaged premises by virtue of this assignment, to any amounts due and owing to it by the owners under the terms of the mortgage and the note secured thereby but the manner of the application of such net income and what items shall be credited, shall be determined in the sole discretion of the mortgagee. The mortgagee shall not be accountable for more moneys than it actually received from the mortgaged premises; nor shall it be liable for failure to collect rents. The mortgagee shall make reasonable effort to collect rents, reserving, however, within its own discretion, the right to determine the method of collection and the extent to which enforcement of collection of delinquent rents shall be prosecuted.

4. In the event, however, that the owner shall reinstate the mortgage loan completely in good standing, having complied with all the terms, covenants and conditions of the said mortgage and the note secured thereby, then the mortgagee within one month after demand in writing shall re-deliver possession of the mortgaged premises to owner, who shall remain in possession unless and until another default occurs, at which time the mortgagee may, at its option, again take possession of the mortgaged premises under authority of this instrument.

5. The owner hereby covenants and warrants to the mortgagee that neither it, nor any previous owner, have executed any prior assignment or pledge of the rentals of the mortgaged premises, nor any prior assignment or pledge of its landlords' interest in any lease of the whole or any part of the mortgaged premises. The owner also hereby covenants and agrees not to collect the rents of the said mortgaged premises in advance, other than as required to be paid in advance by the terms of any rental agreement, and further agrees not to do any other act which would destroy or impair the benefits to the mortgagee of this assignment.

6. It is not the intention of the parties hereto that an entry by the mortgagee upon the mortgaged premises under the terms of the instrument shall constitute the said mortgagee a "mortgagee in possession" in contemplation of law, except at the option of the mortgagee.

7. This assignment shall remain in full force and effect as long as the mortgage debt to the mortgagee remains unpaid in whole or in part.

8. The provisions of this instrument shall be binding upon the owner, its successors or assigns, and upon the mortgagee and its successors or

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assigns. The word "owner" shall be construed to mean any one or more persons or parties who are holders of the legal title or equity of redemption to or in the aforesaid mortgaged premises. The word "note" shall be construed to mean the instrument, whether note or bond, given to evidence the indebtedness held by the mortgagee against the mortgaged premises; and the word "mortgage" shall be construed to mean, the instrument securing the said indebtedness owned and held by the mortgagee, whether such instrument be mortgage, loan deed, trust deed, vendor's lien or otherwise.

It is understood and agreed that a full and complete release of the aforesaid mortgage shall operate as a full and complete release of all the mortgagee's rights and interests hereunder, and that after said mortgage has been fully released, this instrument shall be void and of no further effect.

Dated at Klamath Falls, Oregon, this 28th day of June, 1972.

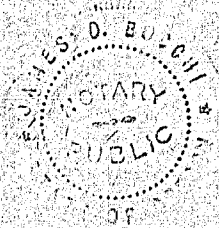
James William Kerns
(SEAL)

John Paul Kerns
(SEAL)
x Robert B. Kern

STATE OF Oregon)
COUNTY OF Klamath) ss.

THIS CERTIFIES, that on this 5 day of July, 1972, before me, the undersigned, a Notary Public for said state, personally appeared the within named James William Kerns, John Paul Kerns & Robert B. Kerns to me known to be the identical persons described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily for the purpose therein expressed.

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



James D. Bocchi
Notary Public for the State of Oregon
My commission expires: 7-6-72

Return
First Federal
540 Main
Klamath Falls,
Oregon 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County

this 7th day of July, A. D. 1972 at 3:30 clock P M., and

duly recorded in Vol. M72, of Mortgages on Page 7411

Wm D. MILNE, County Clerk

Fee \$8.90

By Hazel Drayton