

This Indenture, made this 30th day of April, 1913, between  
KLAMATH ICE AND STORAGE CO.

an Oregon corporation, hereinafter  
 called "Mortgagor", and FIRST NATIONAL BANK OF OREGON, a national banking association, hereinafter  
 called "Mortgagee";

WITNESSETH:

For value received by the Mortgagor from the Mortgagee, the Mortgagor has bargained and sold and does hereby  
 grant, bargain, sell and convey unto the Mortgagee, all the following described property situate in

Klamath County, Oregon, to wit:

PARCEL 1.  
 Lots 6 A and 6 B in Block 3, RAILROAD ADDITION

PARCEL 2.  
 Lots 3, 4, 5, 6, 7, 8, and 9 in Block 11, RAILROAD ADDITION

PARCEL 3.  
 Lots 10, 11, 12, in Block 11, RAILROAD ADDITION

PARCEL 4.  
 Lots 1, 2, 3, 4, 5, in Block 20, in SECOND RAILROAD ADDITION

PARCEL 5.  
 Lots 8 and 9 in Block 19, of SECOND RAILROAD ADDITION

PARCEL 6.  
 Lots 6 and 7, Block 19, in SECOND RAILROAD ADDITION

PARCEL 7.  
 Lots 8A, 8B, and 9A, in Block 3, RAILROAD ADDITION

PARCEL 8.  
 Lots 7A, and 7B in Block 3, in RAILROAD ADDITION

A first Real Mortgage on various commercial real properties with cold storage  
 buildings and fixtures thereto to include leasehold estate on the following  
 real property together with improvements thereon leased from the  
 Great Northern Railway Company. As per Schedule "A" attached and hereby  
 made a part of this instrument.

together with the tenements, hereditaments and appurtenances now or hereafter thereunto belonging or in anywise  
 appertaining; also all such apparatus, equipment and fixtures now or hereafter situate on said premises, as are ever  
 furnished by landlords in letting unfurnished buildings similar to the one situated on the real property hereinabove  
 described, including, but not exclusively, all fixtures and personal property used or intended for use for plumbing,  
 lighting, heating, cooking, cooling, ventilating or irrigating, linoleum and other floor coverings attached to floors, and  
 shelving, counters, and other store, office and trade fixtures; also the rents, issues and profits arising from or in  
 connection with the said real and personal property or any part thereof.

To Have and To Hold the same unto the Mortgagee, its successors and assigns, forever.

And the Mortgagor does hereby covenant to and with the Mortgagee, that it is lawfully seized in fee simple of the  
 said real property, that it is the absolute owner of the said personal property, that the said real and personal property is  
 free from encumbrances of every kind and nature, and that it will warrant and forever defend the same against the  
 lawful claims and demands of all persons whomsoever.

This conveyance is intended as a mortgage to secure performance of the covenants and agreements herein contained, to be by the Mortgagor kept and performed, and to secure the payment of the sum of \$ 537,000.00 and interest thereon in accordance with the tenor of a certain promissory note executed by .....

KLAMATH ICE & STORAGE CO.

dated April 20, 1973, payable to the order of the Mortgagee in installments not less than \$ 4,000.00, each, together with interest, on the 1st day of each month commencing May 1, 1973, until September 1, 1973, when the balance then remaining unpaid shall be paid.

The Mortgagor does hereby covenant and agree to and with the Mortgagee, its successors and assigns:

1. That it will pay, when due, the indebtedness hereby secured, with interest, as prescribed by said note, and all taxes, liens and utility charges upon said premises or for services furnished thereto.

2. That it will not commit or permit strip or waste of the said premises or any part thereof; that it will keep the real and personal property hereinabove described in good order and repair and in tenantable condition; that it will promptly comply with any and all municipal and governmental rules and regulations with reference thereto; that if any of the said property be damaged or destroyed by any cause, it will immediately reconstruct or repair the same so that, when completed, it shall be worth not less than the value thereof at the time of such loss or damage; provided, that if such loss or damage shall be caused by a hazard against which insurance is carried, the obligation of the Mortgagor to repair or reconstruct shall not arise unless the Mortgagee shall consent to the application of insurance proceeds to the expense of such reconstruction or repair.

3. That it will, at its own cost and expense, keep the building or buildings now or hereafter upon said premises, together with all personal property covered by the lien hereof, insured against loss by fire and against loss by such other hazards as the Mortgagee may from time to time require, in one or more insurance companies satisfactory to or designated by the Mortgagee in an aggregate amount not less than the amount of the indebtedness hereby secured (unless the full insurable value of such building or buildings is less than the amount hereby secured, in which event the Mortgagor shall insure to the amount of the full insurable value); that all policies of insurance upon said premises, including policies in excess of the amount hereinabove mentioned and policies against other hazards than those required, shall contain such provisions as the Mortgagee shall require and shall provide, in such form as the Mortgagee may prescribe, that loss shall be payable to the Mortgagee; that all such policies and receipts showing full payment of premiums therefor shall be delivered to and retained by the Mortgagee during the existence of this mortgage; that at least 5 days prior to the expiration of any policy or policies it will deliver to the Mortgagee satisfactory renewals thereof together with premium receipts in full; that if any policy or policies shall impose any condition upon the liability of the insurer or shall contain any "average clause" or other provisions by which the insurer may be liable for less than the full amount of the loss sustained, it will, as often as the Mortgagee may require, provide the Mortgagee with all such evidence as it may request concerning the performance of such condition or the existence of any facts or omissions of the Mortgagor or that the coverage is inadequate, the Mortgagor will do such acts and things and obtain such further insurance as the Mortgagee may require; that the Mortgagee may, at its option, require the proceeds of any insurance policies upon the said premises to be applied to the payment of the indebtedness hereby secured or to be used for the repair or reconstruction of the property damaged or destroyed.

4. That it will execute or procure such further assurance of its title to the said property as may be requested by the Mortgagee.

5. That in case the Mortgagor shall fail, neglect or refuse to do or perform any of the acts or things herein required to be done or performed, the Mortgagee may, at its option, but without any obligation on its part so to do, and without waiver of such default, procure any insurance, pay any taxes or liens or utility charges, make any repairs, or do any other of the things required, and any expenses so incurred and any sums so paid shall bear interest at 8% per annum and shall be secured hereby.

6. That it will not, without the prior written consent of Mortgagee, transfer its interest in said premises or any part thereof, whether or not the transferee assumes or agrees to pay the indebtedness hereby secured. Upon any application for Mortgagee's consent to such a transfer, Mortgagee may require from the transferee such information as would normally be required if the transferee were a new loan applicant. Mortgagee shall not unreasonably withhold its consent. As a condition of its consent to any transfer, Mortgagee may, in its discretion, impose a service charge not exceeding one percent of the original amount of the indebtedness hereby secured and may increase the interest rate on the indebtedness hereby secured by not more than one percent per annum.

7. That, if any default be made in the payment of the principal or interest of the indebtedness hereby secured or in the performance of any of the covenants or agreements of this mortgage, the Mortgagee may, at its option, without notice, declare the entire sum secured by this mortgage due and payable and foreclose this mortgage.

8. That, in the event of the institution of any suit or action to foreclose this mortgage, the Mortgagor will pay such sum as the trial court and any appellate court may adjudge reasonable as attorney's fees in connection therewith and such further sums as the Mortgagee shall have paid or incurred for extensions of abstracts or title searches or examination fees in connection therewith, whether or not final judgment or decree therein be entered and all such sums are secured hereby; that in any such suit, the court may, upon application of the plaintiff and without regard to the condition of the property or the adequacy of the security for this indebtedness hereby secured and without notice to the Mortgagor or any one else, appoint a receiver to take possession and care of all said mortgaged property and collect and receive any or all of the rents, issues and profits which had theretofore arisen or accrued or which may arise or accrue during the pendency of such suit; that any amount so received shall be applied toward the payment of the debt secured hereby, after first paying therefrom the charges and expenses of such receivership; but until a breach or default by the Mortgagor in one or more of his covenants or agreements herein contained, he may remain in possession of the mortgaged property and retain all rents actually paid to and received by him prior to such default.

9. The word "Mortgagor", and the language of this instrument shall, where there is more than one mortgagor, be construed as plural and be binding jointly and severally upon all mortgagors and the word "Mortgagee" shall apply to any holder of this mortgage. Masculine pronouns include feminine and neuter. All of the covenants of the Mortgagor shall be binding upon his heirs, executors, administrators, successors and assigns and inure to the benefit of the successors and assigns of the Mortgagee. In the event of any transfer of the property herein described or any part thereof or any interest therein, whether voluntary or involuntary or by operation of law, the Mortgagee may, without notice to the Mortgagor or any one else, once or often, extend the time of payment or grant renewals of indebtedness hereby secured for any term, execute releases or partial releases from the lien of this mortgage or in any other respect modify the terms hereof without thereby affecting the personal primary liability of the Mortgagor for the payment of the indebtedness hereby secured. No condition of this mortgage shall be deemed waived unless the same be expressly waived in writing by the Mortgagee. Whenever any notice, demand, or request is required by the terms hereof or by any law now in existence or hereafter enacted, such notice, demand or request shall be sufficient if personally served on one or more of the persons who shall at the time hold record title to the property herein described or if enclosed in a postpaid envelope addressed to one or more of such persons or to the Mortgagor at the last address actually furnished to the Mortgagee or at the mortgaged premises and deposited in any post office, station or letter box.

In Witness Whereof, the Mortgagor, pursuant to resolution of its Board of Directors duly and regularly adopted has caused these presents to be executed on its behalf by its duly authorized officers and its corporate seal to be affixed hereto the day and year first hereinabove written.

KLAMATH ICE AND STORAGE CO.

By A. M. Collier  
President  
Ross Ragland, Secy  
By \_\_\_\_\_

(Corporate Seal)

STATE OF OREGON

County of Klamath } ss.

April 20, A.D. 1973

Personally appeared A. M. Collier and Ross Ragland

who being duly sworn did say that he, the said A. M. Collier is the President

and he, the said Ross Ragland is the Secretary

of KLAMATH ICE AND STORAGE CO.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and the said instrument

was signed and sealed in behalf of said corporation by authority of its board of directors; and they acknowledged said instrument to be its voluntary act and deed. Before me:

(Notary Seal)

Clara Collier  
Notary Public for Oregon.

My Commission Expires: April 8, 1976

## SCHEDULE "A"

The following described property is situated in the County of Klamath, State of Oregon:

An irregular tract of land in Government Lots 1 and 7, Section 33, Township 38 South, Range 9 East, Willamette Meridian, City of Klamath Falls, Klamath County, Oregon, more particularly described as follows:

Commencing at the west quarter corner of Section 33, Township 38 South, Range 9 East, Willamette Meridian; thence North  $0^{\circ}01'$  West along the west line of said Section 33, a distance of 69.3 feet to the south line of Sixth Street; thence South  $55^{\circ}27'$  East along said south line of Sixth Street 188.55 feet to the true point of beginning; thence continuing South  $55^{\circ}27'$  East along said south line of Sixth Street a distance of 218.55 feet; thence south  $10^{\circ}46'30''$  West 600.57 feet; thence southwesterly along the arc of a curve to the left, having a radius of 706.05 feet, a distance of 17.87 feet through an angle of  $1^{\circ}27'$  (the chord of said curve being 17.86 feet long and bears South  $17^{\circ}12'30''$  West); thence South  $10^{\circ}46'30''$  West 70.23 feet; thence southerly along the arc of a curve to the left having a radius of 702.55 feet, a distance of 277.32 feet through an angle of  $22^{\circ}37'$  (the chord of said curve being 275.53 feet long and bears South  $0^{\circ}32'$  East); thence southeasterly along the arc of a curve to the left having a radius of 484.18 feet a distance of 106.76 feet through an angle of  $12^{\circ}38'$  (the chord of said curve being 106.54 feet long and bears South  $18^{\circ}09'30''$  East) to a point on the southwesterly line of the property conveyed by the Klamath Development Company to the Ewauna Box Company by deed dated April 21, 1917 and recorded May 3, 1917, in Book 47 of Deeds, Page 34, Klamath County Records; said southwesterly line is also the northeasterly line of the parcel of land secondly described in the deed from the Klamath Development Company to Robert E. Strahorn, dated May 14, 1917, and recorded October 18, 1917, in Book 47 of Deeds, Page 375, Klamath County Records; thence northwesterly on said property line along the arc of a curve to the right, having a radius of 911.87 feet, a distance of 565.12 feet through an angle of  $35^{\circ}30'30''$  (the chord of said curve being 556.11 feet long and bears North  $17^{\circ}46'15''$  West); thence continuing on said property line North  $0^{\circ}01'$  West 202.2 feet; thence North  $10^{\circ}46'30''$  East 452.65 feet to the true point of beginning, containing an area of 159,320 square feet.

Together with all attached fixtures, compressors, equipment, machinery, furniture and all other pertinent property now or hereafter located in, on or about said property including but not limited to the following:

Sixth Street Building  
18 Recold 10 h.p. Freon refrigerating units built into the walls.

Building on Market Street, Number 65  
4 fan evaporators attached to ceiling; 10 h.p. Worthington compressor on roof using Freon.

Building on Market Street, Number 66  
4 fan evaporators attached to ceiling; 10 h.p. Worthington compressor on roof using Freon.

Building 67, Market Street  
6 Recold Freon refrigerating units, 10 h.p. each.

This Schedule "A" is a part of that certain Mortgage executed April 24, 1973.

KLAMATH ICE & STORAGE CO.

By Don Collier Pres  
Ross Kuglund, Secy

4996

Buildings on Spring Street  
Door 16 and 17  
6 Recold Freon refrigerating units, 10 h.p. each,  
established in the walls of building.

Ammonia Equipment in Central Engine Room  
1 Mycon ammonia compressor 100 h.p. 75 tons refrigerating capacity.  
1 Mycon ammonia compressor 100 h.p. 75 tons refrigerating capacity.  
1 8x8 York ammonia compressor 75 h.p. motor, 50 tons refrigerating capacity.  
1 9x9 York ammonia compressor 50 h.p. motor, 35 tons capacity.  
1 6½x6½ York ammonia compressor 25 h.p. motor, 15 tons capacity.  
2A 100 Fuller Boosters  
1 A75 Fuller Booster, all three with 50 h.p. motor drive.

Rooms on Spring Street: 18, 19, 20, 21, 22, 23, 24, 27, 28, 29, 30, 31, and all  
small rooms in doors 25 and 26, with ammonia evaporators.

Handling equipment consisting of motorized conveyor belts in rooms 10, 18, 19,  
20, 21, 22, 23, and palletized rooms equipped with hoists as follows:  
2 Baker 48 volt electric SER controlled with push pull attachment, 1b. capacity.  
2 Yale L.P. gas operated 4000 lb. capacity (one automatic transmission; one  
standard transmission).

This Schedule "A" is a part of that  
certain Mortgage executed April 26, 1973.

KLAMATH ICE & STORAGE CO

By

Wm. Collier  
Ross Regland, Secy

SCHEDULE "A"  
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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of FIRST NATIONAL BANK OF OREGON

this 26th day of APRIL A. D., 1973 at 11:25 o'clock A M., and duly recorded in  
Vol. 1173, of MORTGAGES on Page 492

FFB \$ 10.00

WM. D. MILNE, County Clerk

By

Hazel L. Drayton