

412 144 1417

Loan No. 111-0006-05-1-1

9742

1466

ASSIGNMENT OF RENTS-ADDITIONAL COLLATERAL SECURITY

KNOW ALL MEN BY THESE PRESENTS THAT WHEREAS under date of January 30, 1976 Security Savings and Loan Association, an Oregon Corporation, of Klamath Falls, Oregon, (hereinafter referred to as the assignee) agreed to make a loan of FOURTY EIGHT THOUSAND AND NO/100 (\$ 48,000.00 ) Dollars to CHARLES E. HENDERSON AND DORENE M. HENDERSON, HUSBAND AND WIFE (hereinafter

referred to as the assignors) which loan is evidenced by assignor's note dated January 30, 1976 for FOURTY EIGHT THOUSAND AND NO/100 (\$ 48,000.00 ) Dollars and

interest payable in equal monthly payments of THREE HUNDRED NINETY FOUR AND 89/100 (\$ 394.89 ) Dollars each, payable on the FIRST day of each and every month, commencing with March 1, 1976, secured by a trust deed dated Jan. 30, 1976, filed for record on January 30, 1976 as Document No. 1462, and recorded in Book M76 Page 1462, 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.

CHARLES E. HENDERSON AND DORENE M. HENDERSON, 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 West 145 feet of Lot 1 FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 surplus 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 30th day of January, A.D., 19 76

*Charles E. Henderson*  
Charles E. Henderson

*Dorene M. Henderson*  
Dorene M. Henderson

STATE OF OREGON  
COUNTY OF Klamath

} ss.

BE IT REMEMBERED, that on this 30th day of January, A.D., 19 76, before me, the undersigned, a Notary Public in and for said county and state personally appeared the within named

Charles E. Henderson and Dorene M. Henderson

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 this day and year last above written.

Return to:  
Security S&L  
PO Box 1921  
Klamath Falls

Notary Public for

My Commission expires

3/25/77

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 30th day of JANUARY, A.D., 19 76 at 3:00 o'clock P.M., and duly recorded in Vol. M 76 of MORTGAGES on Page 1466.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By *W. D. Milne* Deputy

STATE OF OREGON  
UNIFORM COMMERCIAL CODE—FINANCING STATEMENT—FORM UCC 2A

INSTRUCTIONS:

- When filing is to be made with more than one office, this form may be placed over Form UCC 1A to avoid double typing. The Form UCC 1A and Form UCC 2A should be filed with the county officers who record real estate mortgages.
- PLEASE TYPE THIS FORM. DO NOT FOLD FOR MAILING.
- Send all 3 copies with interleaved carbon paper intact to the filing officer. Enclose filing fee of \$1.50 for each debtor's name or trade name shown in excess of one. There will be additional \$1.50 for each additional name.
- If the space provided for any item on the form is inadequate the item should be continued on additional sheets, preferably 5" x 8" or 8" x 10". Only one copy of such additional sheets need be presented to the filing officer with a set of three copies of the financing statement. Long schedules of collateral, indentures, etc., may be on any size paper that is convenient for the Secured Party.
- When a copy of the security agreement is used as a financing statement, it is requested that it be accompanied by a completed but unsigned set of these forms, thereby avoiding an extra fee of \$1.50.
- At the time of original filing, filing officer should return third copy as an acknowledgment. At a later time, Secured Party may date and sign termination legend and use third copy as a Termination Statement, or he may use Form UCC 3A as a Termination Statement.

THIS FINANCING STATEMENT is presented to filing officer pursuant to the Uniform Commercial Code MTC 199-1417

1A. Debtor(s): Charles E. Henderson Dorene M. Henderson 1B. Mailing Address(es): 2946 Patterson Klamath Falls, Oregon 97601	2A. Secured Party(ies): Security Savings and Loan 2B. Address of Secured Party from which security information obtainable: 222 South Sixth Street Klamath Falls, Oregon 97601	Filing Officer (Date, time, number and filing office)
--	---	---

3. This financing statement covers the following types (or items) of property:  
(The goods are to become fixtures on \_\_\_\_\_) (The above timber is standing on \_\_\_\_\_) (The above minerals or the like (including gas and oil) or accounts will be financed at the wellhead or minehead of the well or mine located on \_\_\_\_\_) (Strike what is inapplicable) (Describe real estate):  
4 ranges, 4 refrig. and drapes.  
The West 145 feet of Lot 1 of FAIR ACRES SUBDIVISION NO. 1,  
according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon

4A. Assignee of Secured Party(ies) if any:  
4B. Address of Assignee from which security information obtainable:

Check box if products of collateral are also covered ☐ No. of additional sheets attached ☐

File with: ☒ COUNTY REAL ESTATE FILING OFFICER Klamath COUNTY ☐ SECRETARY OF STATE (only if debtor is a transmitting authority)

Signature(s) of Debtor(s) only required in most cases  
Signature(s) of Secured Party(ies) in cases covered by ORS 79.4020.  
FILING OFFICER—ALPHABETICAL  
This form of financing Statement approved by Secretary of State.  
STANDARD FORM UNIFORM COMMERCIAL CODE—FORM UCC-2A STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97201

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 30th day of January A.D., 19 76 at 3:00 o'clock P.M., and duly recorded in Vol. 1467 of MORTGAGES on Page 1467.

FEE \$ 7.00

WM. D. MILNE, County Clerk  
By *Handwritten Signature* Deputy