

38-12823
35803

SECURITY AGREEMENT

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1201

(General)

Section 1.

STEPHEN G. JEYNES, c/o Klamath Falls Travelodge

(Name)

124 North Second Street, Klamath Falls, Oregon 97601

(No. and Street)

(City or Town)

Klamath County

(County)

Oregon

(hereinafter called the debtor), for a valuable consideration, receipt whereof hereby is acknowledged, hereby grants to DON KENNEDY and JOHN KENNEDY
dba DON KENNEDY REAL ESTATE,(hereinafter called the secured party), whose address is 4228 University Way N.E., P. O. Box 5300, Seattle, Washington
98105a security interest in the following described property
together with all accessories, substitutions, additions, replacements, parts and acccessions affixed to or used in connection therewith, as well as the products and proceeds thereof
(all hereinafter called "the Collateral"): AN UNDIVIDED ONE-HALF (50%) INTEREST in all improvements, equipment, furniture and furnishings located on the premises known as "Klamath Falls Travelodge", 124 North Second Street, Klamath Falls, Oregon 97601.to secure payment of the debtor's debt to the secured party as evidenced hereby and by debtor's note of even date herewith payable to the secured party in the amount of
\$12,000.00 payable on the terms, at the times and with interest as set forth in said note, (delete remainder of this sentence if not applicable) also to secure any and all other
liabilities, direct and indirect, absolute or contingent, now existing or hereafter arising from the debtor to the secured party. Said note and said liabilities hereinafter collectively are
called "the obligations." Debtor agrees to pay said note and obligations and if any portion thereof, principal or interest, is not paid when due and such default continues for
more than 10 days, debtor agrees to pay, in addition to the foregoing, the reasonable collection costs of the secured party plus reasonable attorney's fees.

Section 2. The debtor hereby warrants and covenants that:

2.1 The Collateral is primarily for debtor's ☐ personal, family, household or agricultural purposes, ☒ business or commercial, other than agricultural purposes (indicate which); and if any part of the Collateral is being acquired, in whole or in part, with the proceeds of the said note, the secured party may disburse directly to the seller of the Collateral.2.2 At all times the Collateral will be kept at 124 North Second
Street, Klamath Falls, Oregon 97601
(City or Town)Klamath
(County), Oregon and shall not be removed from
said location, in whole or in part, until such time as written consent to a change of location is obtained by debtor from the secured party.2.3 If the Collateral is bought or used primarily for business or commercial, other than agricultural purposes, the debtor's principal place of business in Oregon is located at the place shown at the beginning of this agreement; debtor also has places of business in the following other Oregon counties: noneif debtor has
no place of business in Oregon but resides therein, the county in which debtor resides is
Klamath Falls County in said state.2.4 If debtor is a corporation, it is organized and existing under the laws of the State
of n/a, its principal office and place of business is located
at n/a
and its principal office and place of
business in Oregon is located at the place shown at the beginning of this agreement.2.5 If the Collateral is or is to become attached to real estate, a description of the
real estate is: AN UNDIVIDED ONE-HALF (50%) INTEREST IN
A LEASEHOLD ESTATE created by that certain lease
made and entered into on May 7, 1968, by Donald
F. Kettleberg, et-al, Lessors to Travelodge of
Oregon, Inc., Lessee, recorded 9/24/70 in Vol.
M-70/P. 8477, Records of Klamath Cty., OR, which
leasehold estate covers Lots 5, 6, 7 and 8,*
in _____ County, Oregon, and if the Collateral is attached to real estate
prior to the perfection of the security interest granted hereby, the debtor will on the demand of the secured party furnish the latter with disclaimers or subordination agreements
in form suitable to the secured party, signed by all persons having an interest in said
real estate or any interest in the Collateral which is prior to the secured party's interest.2.6 If the Collateral is crops, a description of the land on which the crops are growing
or are to be grown is:
* of Block 20 of Original Town of LINKVILLE, now
the City of Klamath Falls, County of Klamath,
Oregon.2.7 If any motor vehicles are included in the above described Collateral, the secured
party's security interest is to be noted on each certificate of title and each of said certificates
shall then be deposited with and kept by the secured party.

Section 3. SPECIAL TERMS AND CONDITIONS:

This Security Agreement is second and subsequent in lien to a Contract of Purchase and Assignment
Memorandum of Contract of Ray D. Roberts for \$117,150.00, being recorded concurrently herewith.

This agreement is subject to the additional provisions set forth on the reverse hereof, the same being incorporated herein by reference. The debtor acknowledges receipt of a complete executed copy of this agreement.

Executed and delivered in duplicate on June 20, 19 77

Don Kennedy

(Secured Party)

By:

John Kennedy

Stephen G. Jeynes

(Signature of Debtor)

NOTE: If the above contract is a consumer credit transaction and therefore within the purview of the Truth-in-Lending Act and Regulation Z, the secured party MUST comply with the Act and the Regulation by making the required disclosures to the debtor; for this purpose use Stevens-Mess Form No. 1310 or equivalent. This form not suitable in connection with sales of motor vehicles or other goods in Retail Installment Transactions. See complete list of Security Agreements and Retail Installment Contracts.

Section 4. The debtor hereby further warrants and covenants that:

4.1 No financing statement covering any of the Collateral described on the reverse hereof, or the products or proceeds thereof, is on file in any public office. The debtor is the owner of said Collateral and each and every part thereof free from any prior lien, security interest or encumbrance and will defend the Collateral against the claims and demands of all persons whomsoever.

4.2 The debtor will not sell, exchange, lease or otherwise dispose of the Collateral, or any part thereof, or suffer or permit any lien, levy or attachment thereon or security interest therein or financing statement to be filed with reference thereto, other than that of the secured party.

4.3 Debtor will maintain the Collateral in good condition and repair and preserve the same against waste, loss, damage or depreciation in value other than by reasonable wear. The debtor will not use any of the Collateral in violation of any law or public regulation. Secured party may examine and inspect the Collateral at any reasonable times, wherever located, and for that purpose hereby is authorized by debtor to enter any place or places where any part of the Collateral may be.

4.4 Debtor will keep the Collateral fully insured against loss or damage by fire, theft (and collision if applicable) and such other hazards as secured party may from time to time require, with such deductible provisions, upon such terms, including loss payable and other endorsements, and in such company or companies as the secured party may approve. Debtor immediately will deliver all policies to the secured party, to be retained by the latter in pledge to secure debtor's obligations hereunder, with irrevocable authority to adjust any loss, receive and receipt for any sum payable, surrender any policy, discharge and release any insurer, endorse in debtor's name any loss or refund check or draft and, in general, exercise in the name of the debtor or otherwise, any and all rights of the debtor in respect thereto or in respect to the proceeds thereof.

4.5 Debtor will pay, when due, all taxes, license fees and assessments relative to the Collateral and its use and relative to the note and obligations secured hereby. Should debtor fail in his performance of any of the foregoing, the secured party may pay any security interest having priority hereto, may order and pay for the repair, maintenance and preservation of the Collateral, or any part thereof, may place and pay for any such insurance and may pay any such taxes; the debtor agrees to pay to the secured party on demand all of the latter's disbursements for any of said purposes with interest at ten percent per annum on all sums so paid from the date of payment until repaid. Repayment of all said sums shall be secured by this Security Agreement.

4.6 The debtor agrees to notify the secured party promptly in writing of any change in his business or residence address or in the location where the collateral is kept.

4.7 In the event of any assignment by the secured party of this agreement or his rights hereunder, debtor will not assert as a defense, counter-claim, set-off or otherwise against secured party's assignee any claim, known or unknown, which debtor now has or claims to have or hereafter acquires against the secured party. However, notwithstanding any such assignment, secured party shall be liable to the debtor as if such assignment had not been made.

4.8 The debtor will join with the secured party in executing, filing and doing whatever may be necessary under applicable law to perfect and continue the secured party's security interest in the Collateral, all at debtor's expense.

4.9 Debtor hereby consents to any extension of time of payment and to any substitution, exchange or release of Collateral and to the addition to or release of any party or person primarily or secondarily liable for the obligations, or part thereof.

Section 5. General Provisions:

5.1 The note which this agreement secures is a separate instrument and may be negotiated, extended or renewed by the secured party without releasing the debtor, the Collateral or any guarantor or co-maker.

5.2 All of the terms herein and the rights, duties and remedies of the parties shall be governed by the laws of Oregon. Any part of this agreement contrary to the law of any state having jurisdiction shall not invalidate other parts of this agreement in that state.

5.3 All of the benefits of this agreement shall inure to the secured party, his successors in interest and assigns and the obligations hereunder shall be binding upon the debtor, his legal representatives, successors and assigns.

5.4 If there be more than one debtor or a guarantor or co-maker of the note or this agreement, the obligation of each and all shall be primary and joint and several.

5.5 The secured party shall not be deemed to have waived any of his rights under this or any other agreement executed by the debtor unless the waiver is in writing signed by the secured party. No delay in exercising secured party's rights shall be a waiver nor shall a waiver on one occasion operate as a waiver of such right on a future occasion.

5.6 Each notice from one to the other party to this agreement shall be sufficient if served personally or given by U.S. registered or certified mail, or by telegraph, addressed to the other party at his address as set forth on the reverse hereof, or as said address may be changed by written notice to the other given pursuant to this paragraph. Reasonable notice, when notice is required, shall be deemed to be five days from date of mailing.

5.7 In construing this security agreement the masculine pronoun shall include the feminine and the neuter and the singular shall include the plural, as the circumstances may require. Further, the debtor is the customer and the secured party is the creditor within the meaning of Regulation Z and the Truth-in-Lending Act.

5.8 A carbon impression of any signatures on any copy of this contract shall be deemed, for all purposes, an original signature.

Section 6. Default:

6.1 Time is of the essence hereof. The debtor shall be in default under this agreement upon the happening of any of the following events or conditions:

- (a) Debtor's failure to pay, when due, the principal of or interest on said note or obligations, or any installment thereof;
- (b) Debtor's failure to keep, observe or perform any provision of this agreement or any other agreement between him and the secured party;
- (c) The discovery of any misrepresentation, or material falsity of any warranty, representation or statement made or furnished by debtor to the secured party whether or not in connection with this agreement;
- (d) Loss, theft or destruction of or substantial damage to any of the Collateral;
- (e) The secured party deems or has reasonable cause to deem himself insecure;
- (f) Failure or termination of the business of, or commencement of any insolvency or receivership proceedings by or against the debtor, or if the debtor or any guarantor or co-maker of said note dies or becomes insolvent, and if debtor or any guarantor or co-maker of said note is a partnership, the death of any partner.

Section 7. Remedies of Secured Party:

7.1 Upon debtor's default, secured party shall have each and all of the rights and remedies granted to him by the Uniform Commercial Code of Oregon, by the said note and by this agreement and may declare the note and obligations immediately due and payable and may require debtor to assemble the Collateral and make it available to the secured party at a place to be designated by the secured party which is reasonably convenient to both parties. The debtor agrees to pay the secured party's reasonable attorney's fees and other expenses incurred by the latter in retaking, holding, preparing for sale and realizing on said Collateral. Should suit or action be instituted on this contract, on the said note or to replevy said collateral, or any part thereof, debtor agrees to pay (1) plaintiff's reasonable attorney's fees to be fixed by the trial court and (2) on appeal, if any, similar fees in the appellate court to be fixed by the appellate court, and all said sums shall be included in the obligations secured hereby.

Security Agreement
Debtor: Stephen G. Jaynes
Secured Party: Don Kennedy Real Estate

17301

TO 1944 CA (8-74)

(Individual)

STATE OF ~~KY~~ Oregon }
COUNTY OF Klamath } SS.



On July 1, 1977 before me, the undersigned, a Notary Public in and for said State, personally appeared Stephen G. Jaynes

He, known to me
to be the person whose name is subscribed
to the within instrument and acknowledged that he
executed the same.

WITNESS my hand and official seal.

Signature

My commission expires: April 22, 1979

(This area for official notarial seal)

TO 1944 CA (8-74)

(Individual)

STATE OF ~~KY~~ Washington }
COUNTY OF King } SS.



On July 8, 1977 before me, the undersigned, a Notary Public in and for said State, personally appeared Don Kennedy and John Kennedy

They, known to me
to be the person whose name is subscribed
to the within instrument and acknowledged that they
executed the same.

WITNESS my hand and official seal.

Signature

My commission expires:

(This area for official notarial seal)

AFTER RECORDING MAIL TO:
California First Bank
P. O. Box 1311
San Diego, California 92112

Attn: C. Merrick, Escrow Dept.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of TRANSAMERICA TITLE INS. CO
this 16th day of SEPTEMBER A. D. 1977 at 11:32 o'clock AM., and
duly recorded in Vol. M77, of MORTGAGES on Page 17292
FEE \$ 9.00
Wm D. MILNE, County Clerk
By Bernard H. Letts