

Portland

Oregon

Date: December 31, 1986

Grantor(s): Lumber Products

Address: 2116 NW 20th Portland, OR 97209

Borrower(s): Lumber Products

Address: 2116 NW 20th Portland, OR 97209

Beneficiary/("Lender"): U.S. National Bank of Oregon

Address: 2000 SW Morrison/ PO Box 2848
Portland, OR 972095/97208

Trustee: Bank of Corvallis

Address: Portland, OR 97208
PO Box 3347, PL-5 REPM
Portland, OR 97208

1. GRANT OF DEED OF TRUST. By signing below as Grantor, I irrevocably grant, bargain, sell and convey to Trustee, in trust, with power of sale, the following property located in Klamath County, State of Oregon:
See Attached Exhibit A

and all buildings and other improvements and fixtures now or later located on it. I also hereby assign to Lender any existing and future leases and rents from the property as additional security for the debt described below. I agree that I will be legally bound by all the terms stated in this Deed of Trust. The above described real property is not currently used for agricultural, timber or grazing purposes.

DEBT SECURED. This Deed of Trust and note shall secure the following:

2. **DEBT SECURED.** This Deed of Trust and assignment of rents secures the following:

☐ a. The payment of the principal, interest, credit report fees, late charges, collection costs, attorneys' fees (including any on appeals), and other amounts owing under a note ("Note") with an original principal amount of \$, signed by dated to Lender, on which the last payment is due . (Borrower) and payable
other amounts specified in Exhibit , 19 .

and under any extensions and renewals of any length.

☐ b. The payment of all amounts that are payable to Lender at any time under a _____ dated _____ and signed by _____ ("Credit Agreement") of credit under which Borrower may obtain _____ (Name of Agreement)

☒ c. This Deed of Trust also secures the payment of all other sums with interest thereon, advanced under this Deed of Trust to protect the security of this Deed of Trust; and the performance of any covenants and agreements under this Deed of Trust. This Deed of Trust also secures the repayment of any future advances, with interest thereon, made to Borrower under this Deed of Trust.

The interest rate, payment terms and balance due under the Note and under the Credit Agreement may be indexed, adjusted, renewed or renegotiated in accordance with the terms of the Note, the Credit Agreement and on account of any extensions and renewals of the Note and Credit Agreement.

INSURANCE, LIENS, AND UPKEEP.

3. INSURANCE, LIENS, AND UPKEEP.

3.1 I will keep the property insured by companies acceptable to you with fire and theft insurance, flood insurance if the property is located in any area which is, or hereafter will be designated a special flood hazard area, and extended coverage insurance

The policy amount will be enough to pay the entire amount owing on the debt secured by this Deed of Trust or the insurable value of the property, whichever is less, despite any "co-insurance" or similar provision in the policy. The insurance policies will have your standard loss payable endorsement. No one but you has a mortgage or lien on the property, except the following "Permitted Lien(s)":

3.2 I will pay taxes and any debts that might become a lien on the property, and will keep it free of trust deeds, mortgages and liens, other than yours and the Permitted Liens just described.

3.3 I will also keep the amount:

3.3 I will also keep the property in good condition and repair and will prevent the removal of any of the improvements.

3.4 If any of these things agreed to in this Section 3 are not done, you may do them and add the cost to the Note or Credit Agreement. I will pay the cost of your doing these whenever you ask, with interest at the fixed or floating rate charged under the Note or the Credit Agreement, whichever is higher. Even if you do these things, my failure to do them will be a default under Section 6, and you may still use other rights you have for the default.

4. **DUE-ON-SALE.** I agree that you may, at your option, declare due and payable all sums secured by this Deed of Trust if all or any part of the property, or an interest in the property, is sold or transferred. If you exercise the option to accelerate I know that you may use any default remedies permitted under this Deed of Trust and applicable law. I know that you may exercise your rights under this due-on-sale provision each time all or any part of the property, or an interest in the property, is sold or transferred, whether or not you exercised your rights on any previous sales or transfers.

5. **PROTECTING YOUR INTEREST.** I will do anything that may now or later be necessary to perfect and preserve this Deed of Trust, and I will pay all recording fees and other fees and costs involved.

6. **DEFAULT.** It will be a default:

6.1 If you don't receive any payment on the debt secured by this Deed of Trust when it is due;

6.2 If I fail to keep any agreement I have made in this Deed of Trust, or there is a default under any security agreement, trust deed, mortgage, or other security documents that secures any part of the debt secured by this Deed of Trust.

6.3 If any Co-Borrower, Grantor or I become insolvent or bankrupt;

6.4 If I have given you a false financial statement, or if I haven't told you the truth about my financial situation, about the security, or about my use of the money;

6.5 If any creditor tries, by legal process, to take money from any bank account, any Co-Borrower, Grantor or I may have, or tries, by legal process, to take any other money or property I may then have coming from you;

6.6 If any person tries or threatens to foreclose or declare a forfeiture on the property under any land sale contract; or to foreclose any Permitted Lien or other lien on the property;

6.7 If there is any default under any lease or sublease of the property to which I am a party or through which I derive any interest in the property.

7. **YOUR RIGHTS AFTER DEFAULT.** After a default you will have the following rights and may use any one, or any combination of them, at any time.

7.1 You may declare the entire secured debt immediately due and payable all at once without notice.

7.2 Subject to any limitations imposed by applicable law, either before or after a sale of the property under a judicial foreclosure, or before a sale of the property by advertisement and sale by the Trustee, you may sue for and recover from Borrower all amounts remaining under the Credit Agreement, under the Note, and under this Deed of Trust.

7.3 You may foreclose this Deed of Trust under applicable law either

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00163

judicially by suit in equity or nonjudicially by advertisement and sale.

- 7.4 You may have any rents from the property collected and pay the amount received, over and above costs of collection and other lawful expenses, on the debt secured by this Deed of Trust.
- 7.5 I will be liable for all reasonable collection costs you incur, to the full extent allowed by law. If you foreclose this Deed of Trust either judicially by suit in equity or nonjudicially by advertisement and sale, I will also be liable for your reasonable attorneys' fees including any on appeal.
- 7.6 You may use any other rights you have under the law, this Deed of Trust, or other agreements.
8. SATISFACTION OF DEED OF TRUST. When the secured debt is completely paid off and the credit agreement is cancelled and terminated as to any future loans, I understand that the Lender will request Trustee to reconvey, without warranty, the property to the person legally entitled thereto. I will pay the Trustee a reasonable fee for preparation and execution of the reconveyance instrument and I will record the reconveyance at my expense.

9. CHANGE OF ADDRESS. I will give you my new address in writing whenever I move. You may give me any notices by regular mail at the last address I have given you.
10. OREGON LAW APPLIES. This Deed of Trust will be governed by Oregon law.
11. NAMES OF PARTIES. In this Deed of Trust "I" means Grantor(s), and "you" means Beneficiary/Lender.

LUMBER PRODUCTS

I agree to all the terms of this Deed of Trust.

Grantor

Grantor

Grantor

Copied

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF OREGON

County of Multnomah

ss.

December 31, 1986

Personally appeared the above named Patty J. Hall and Larry D. Thompson, officiating Lumber Products, Inc. corporation, and acknowledged the foregoing Deed of Trust to be its voluntary act.

Before me:

Charles K. Woodcock Jr.
Notary Public for Oregon

My commission expires: 8/19/88

TO TRUSTEE:

REQUEST FOR RECONVEYANCE

The undersigned is the holder of the Note and/or Credit Agreement secured by this Deed of Trust. The entire obligation evidenced by the Note and/or the Credit Agreement, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel the Note and/or the Credit Agreement and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under the Deed of Trust to the person or persons legally entitled thereto.

Date: _____

Signature: _____

DEED OF TRUST

THIS SPACE FOR RECORDER USE

Grantor/Borrower

Beneficiary

Trustee

After recording, return to:

U.S. National Bank
Stadium Branch
P.O. Box 2848
Portland, OR 97208
attn Ann Smith

Exhibit A

"Lots Twenty-one (21), Twenty-two (22),
Twenty-three (23), Twenty-four (24) and
Twenty-five (25), Block Seventeen (17) of
SECOND RAILROAD ADDITION to the City of
Klamath Falls, Oregon."

00164

Lumber Products

By: Robert HallTitle: VP. Gen MgrBy: Will R. HummerTitle: Sec. Treasurer

EXHIBIT B TO DEED OF TRUST

00165

The following are the obligations secured by this Deed of Trust, collectively referred to as the "Note":

i. The obligations of the Borrower under a Term Note dated December 31, 1986, in the original principal amount of \$1,500,000, payable to Lender, on which the last scheduled payment is December 31, 1992; and

ii. The obligations of the Borrower under an ESOT Note and Guarantee Agreement dated December 31, 1986, wherein Borrower has guaranteed the payment of the ESOT Note referred to therein, in the original principal amount of \$5,000,000, payable to Lender, on which the last scheduled payment is December 30, 2006.

Lumber Products

By:

Peter J. Hall

Title

V.P. General

By:

Paul D. Thompson

Title

Secretary

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of January A.D., 19 87 at 3:17 o'clock P M., and duly recorded in Vol. 5th day
of Mortgages on Page 162 M87

FEE

\$17.00

Evelyn Biehn, County Clerk
By [Signature]