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#09-13644

Vol. 2m88 Page 16784
MTC #20448

CONDITIONAL ASSIGNMENT OF RENTALS

THIS AGREEMENT, Entered into this 3rd day of October, 19 88, between
WASHBURN AIRPORT PARTNERS, a partnership

hereinafter referred to as Owner, and KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, A
Federal Corporation, hereinafter referred to as Mortgagee.

WITNESSETH:

WHEREAS, Owner is the present owner in fee simple of property described as:
A tract of land situated in the NE 1/4 NE 1/4 of Section 21, Township
39 South, Range 9 East of the Willamette Meridian, Klamath County,
Oregon, more particularly described as follows:

Beginning at the North 1/16 corner common to Sections 21 and 22, from
which the Northeast corner of said Section 21 bears North 00 degrees
33' 20" East 1337.10 feet; thence South 89 degrees 43' West 579.25
feet and North 03 degrees 25' West 30.04 feet to a 3/4 inch pipe
marking the Southeast corner of recorded Survey No. 1456, as recorded
in the office of the Klamath County Surveyor; thence North 03 degrees
25' West 299.06 feet to a 3/4 inch pipe marking the Northeast corner of
said Survey No. 1456; thence South 89 degrees 43' West along the
Northerly line of said Survey No. 1456 and its extension 281.00 feet
to a 5/8 inch iron pin; thence North 00 degrees 33' 20" East 1000.14
feet to a 5/8 inch iron pin on the approximate Southerly right of way
line of the USBR F-3 lateral; thence Easterly along said Southerly
right of way 600 feet, more or less, to the Southwesterly right of way
line of the Southern Pacific Railroad; thence South 33 degrees 14' 10"
East along said Southwesterly right of way 540 feet, more or less, to
the East line of said Section 21; thence South 00 degrees 33' 20" West
894.60 feet to the point of beginning, with bearings based on said
recorded Survey No. 1456. Reference recorded Survey No. 2604, as
recorded in the office of the Klamath County Surveyor.

EXCEPTING FROM the above described property that portion lying within
the right of way of Washburn Way or Joe Wright Road.

ALSO EXCEPTING THEREFROM the following described property situated in
Section 21, Township 39 South, Range 9 East of the Willamette
Meridian, Klamath County, Oregon.

Commencing at an iron pipe at the centerline intersection of Joe
Wright Road and Washburn Way; thence along the centerline of Joe Wright
Road South 89 degrees 43' West, 479.25 feet; thence North 3 degrees
25' West, 30.04 feet to a 3/4" iron pipe for the true point of
beginning; Thence North 3 degrees 25' West, 299.06 feet to a 3/4"
iron pipe; thence North 89 degrees 43' East, 73.00 feet to the East
corner; thence South 3 degrees 25' East, 299.06 feet to the North
Boundary of Joe Wright Road; thence along said road boundary, South 89
degrees 43' West, 73.00 feet to the true point of beginning.

in Klamath County, State of Oregon, and the mortgagee is owner and holder of a first ~~TRUST DEED~~
covering said premises, which said mortgage is in the original principal sum of \$160,000.00,
made by owner to mortgagee under the date of 10-03-88; 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 mortgage 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 thier 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 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 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 3rd day of October, 1988.

WASHBURN AIRPORT PARTNERS BY:

Ronald Sumner
RONALD SUMNER, individually

Ronald Sumner
RONALD SUMNER, for partnership

Ben DeGroot
BEN DEGROOT, individually

Ben DeGroot
BEN DEGROOT, for partnership

Donald Ekstrom
DONALD EKSTROM, individually

Donald Ekstrom
DONALD EKSTROM, for partnership

Stephen L. Tofft
STEPHEN L. TOFFT, individually

Stephen L. Tofft
STEPHEN L. TOFFT, for partnership

David Gray
DAVID GRAY, individually

David Gray
DAVID GRAY, for partnership

STATE OF Oregon)
COUNTY OF Klamath) ss.

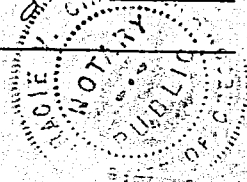
THIS CERTIFIES, that on this 3rd day of October, 19 88, before me, the undersigned, a Notary Public for said state, personally appeared the within named

RONALD SUMNER, BEN DEGROOT, DONALD EKSTROM, STEPHEN L. TOFFT, AND DAVID GRAY, as individuals and as partners of WASHBURN AIRPORT PARTNERS

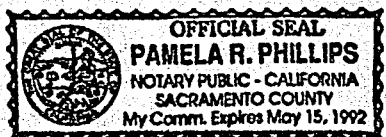
to me known to be the identical persons described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily for the purpose therein expressed.

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

Dacie Chandler
Notary Public for the State of Oregon
My commission expires: 7-6-90



STATE OF CALIFORNIA
COUNTY OF Sacramento ss.



On this 4th day of October, in the year 1988, before me, Pamela R. Phillips, a Notary Public, State of California, duly licensed and sworn, personally appeared David Gray and Stephen L. Tofft, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person that executed this instrument, on behalf of the partnership and acknowledged to me that the partnership executed it.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal, in the California County of Sacramento, on the date set forth above in this certificate.

Pamela R. Phillips
Notary Public, State of California
My commission expires 5/15/92

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Cowdery's Form No. 29 — Acknowledgment to Notary Public — Partnership — (C.C. Sec. 1190A.) — (Rev. 1/83)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 6th day of Oct. A.D., 19 88 at 3:38 o'clock P. M., and duly recorded in Vol. MSS of Mortgages on Page 16784

FEE \$18.00

Evelyn Biehn, County Clerk
By Pauline Mueller