

PURCHASER'S ASSIGNMENT OF REAL ESTATE CONTRACT FOR SECURITY PURPOSES

THIS ASSIGNMENT dated October 23, 1991 from Kenneth H. Kinsman and Linda I. Kinsman, Husband and Wife, whose mailing address is P .O. Box 7580, Klamath Falls, Oregon 97602, the assignor (hereinafter called "Borrower"), to the Northwest Farm Credit Services, ACA, a corporation, the mailing address of which is 900 Klamath Avenue, P. O. Box 148, Klamath Falls, OR 97601, the assignee (hereinafter called "Lender"),

Borrower hereby GRANTS, CONVEYS, WARRANTS and ASSIGNS TO Lender, its successors and assigns, a mortgage and security interest in all present and after-acquired rights, title and interest of Borrower in and to the following described contract, the property therein described, and the collateral proceeds therefrom:

That certain Real Estate Contract ("Contract"), dated March 16, 1989, between Farm Credit Bank of Spokane, successor by merger to Federal Land Bank of Spokane, Federal corporation, as seller(s) and Borrower herein as purchaser(s), for the sale and purchase of the real property situated in the County of Klamath, State of Oregon, as described in Exhibit "A" hereto attached and by this reference made a part hereof.

The Contract or Notice of Contract was recorded March 17, 1989, as Instrument No. 98172, Book M89, Page 4615, rerecorded January 22, 1991, Book M91, Page 1289, Microfilm Records of Klamath County. Borrower covenants as follows. The Contract presently is held by Farm Credit Bank of Spokane as escrow agent. Borrower represents and warrants that the unpaid principal balance thereunder is \$127,248.15 as of September 11, 1991.

THIS ASSIGNMENT AND MORTGAGE is given to secure:

Payment of the following described note(s) or other debt instrument(s) executed by Borrower and held by Lender:

Amount of Note	Date of Note	Maturity Date of Note
\$ 65,000.00	September 24, 1991	October 1, 1998
21,150.00	April 17, 1990	May 1, 1995

The note(s), the security documents and any other document or instrument signed in connection with the note(s) and security documents and any amendments thereto are referred to collectively as the "Loan Documents."

Payment of all loan extensions, fees, or advances, and interest on all indebtedness secured hereby at the rate(s) described in the Loan Documents. The interest rate, payment terms or balance due under the Loan Documents may be indexed, adjusted, renewed or renegotiated upon written agreement.

Performance by Borrower of the terms, covenants and conditions of this Assignment and Loan Documents.

BORROWER FURTHER WARRANTS, COVENANTS AND AGREES AS FOLLOWS:

1. Borrower further warrants, covenants and agrees as follows:

"This Assignment is in addition to those certain security documents described as follows:

Security Agreement for Loan 30131/241 dated April 17, 1990;

Security Agreement for Loan 30131/242 dated September 24, 1991;

and is given to secure the same indebtedness thereby secured and the indebtedness described herein, and for all intents and purposes shall be incorporated into the Loan Documents as defined hereinabove. Default of any of the notes secured hereby or default under the provisions of this Assignment or the Security Agreements above described shall be considered a default of all

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