

44455

Vol. M92 Page 9695

STATE OF OREGON

Uniform Commercial Code - Financing Statement - Real Property -
Form UCC-1A

THIS FORM FOR COUNTY FILING USE ONLY

M92/9695

County Filing Officer Use Only

This FINANCING STATEMENT is presented to the county filing officer pursuant to the Uniform Commercial Code.

1A. Debtor Name(s): Western Homes, Inc.	2A. Secured Party Name(s): ITT Commercial Finance Corp.	4A. Assignee of Secured Party (if any):
1B. Debtor Mailing Address(es): 5727 Altamont Klamath Falls, OR 97603	2B. Address of Secured Party from which security information is obtainable: 18000 Andover Park West #201 Tukwila, WA 98188	4B. Address of Assignee:

3. This financing statement covers the following types (or items) of property:
(Check if applicable.)

- ☐ 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:

(Describe real estate)

"All inventory, equipment, fixtures, accounts, contract rights, chattel paper, instruments, documents of title, deposit accounts and general intangibles, whether now owned or hereafter acquired and all attachments, accessories, accessions, substitutions and replacements thereto and all proceeds thereof."

Secured Party has a Security Interest in Manufactured Housing that will be installed on Real Estate owned by Cathy Cogar. Which is described as "Legal Description attached hereto":

and the financing statement is to be filed for record in the real estate records. (If the debtor does not have an interest of record) The name of a record owner is:

Check box if products of collateral are also covered ☒

Number of additional sheets attached: 5

Debtor hereby authorizes the Secured Party to record a carbon, photographic or other reproduction of this form, financing statement or security agreement as a financing statement under ORS Chapter 79.
Signature of Debtor required in most cases
Signature(s) of Secured Party in cases covered by ORS 79.4020.

By: _____

(Secured Signatures)

INSTRUCTIONS

- PLEASE TYPE THIS FORM.
- If the space provided for any item(s) on this form is inadequate, the item(s) should be continued on additional sheets. Only one copy of such additional sheets need be presented to the county filing officer. DO NOT STAPLE OR TAPE ANYTHING TO THIS FORM.
- This form (UCC-1A) should be recorded with the county filing officers who record real estate mortgages. This form cannot be filed with the Secretary of State. Send the Original to the county filing officer. The Recording Party Copy is for your use.
- After the recording process is completed the county filing officer will return the document to the party indicated. The printed termination statement below may be used to terminate this document.
- The RECORDING FEE must accompany the document. The fee is \$5 per page.
- Be sure that the financing statement has been properly signed. Do not sign the termination statement (below) until this document is to be terminated.

Recording party contact name: _____

Recording party telephone number: _____

Return to: (name and address)

ITT Commercial Finance Corp.
P.O. Box 3588
Seattle, WA 98124-3588
ATTN: Kathy

Please do not type outside of bracketed area

TERMINATION STATEMENT - This statement of termination of financing is presented for filing pursuant to the Uniform Commercial Code. The Secured Party no longer claims a security interest under the financing statement bearing the recording number shown above.

By: _____

Signature of Secured Party(ies) or Assignee(s)

RIGHT OF REMOVAL AGREEMENT

3636

ITT COMMERCIAL FINANCE CORP.
18000 Andover Park West #201
Tukwila, WA 98188

Date: April 27, 1992

Gentlemen:

We understand that you have extended and may from time to time hereafter, extend credit or other financial accommodations to Western Homes, Inc. ("Dealer") in connection with Dealer's acquisition of inventory, including without limitation mobile, modular and/or manufactured homes ("the Inventory"). We further understand that some or all of the Inventory may from time to time be located on the premises commonly known as Emerald Estates and as more fully described in Exhibit A attached hereto ("the Premises"). The undersigned owns the Premises or has either a construction mortgage or a mortgage given to refinance a construction mortgage, in either instance, on the Premises. In consideration of any loans, advances or financial accommodations previously, now or hereafter granted by you to or for the account of Dealer:

1. We subordinate our lien against or interest in the Premises to any security interest you have or hereafter acquire in the Inventory, including without limitation all items of the Inventory that have or may become fixtures to the Premises; and
2. We acknowledge your right at any time to enter onto and remove from the Premises all items of the Inventory in which you have or hereafter acquire a security interest, including without limitation any that have or hereafter become fixtures to the Premises.

This agreement shall inure to the benefit of and be binding on your and our respective successors and assigns and shall benefit all your subsidiaries and affiliates. Further, this agreement shall bind any and all assignees of our interest in the Premises including any purchases at a foreclosure or trustee's sale.

We hereby waive notice of acceptance hereof.

WITNESS:

Melen M. Tuck

Cathy Cogar

(Owner or Mortgagee)

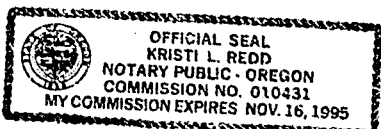
By: Cathy Cogar, Pres.

Its: Pres. Western Homes, Inc.

STATE OF OREGON

COUNTY OF KLAMATH

) ss.



On the 27th day of April, 1992, before me personally came CATHY COGAR, personally known to me to be the OWNER of WESTERN HOMES, INC. and who executed the foregoing instrument and acknowledged to me that they did so as their free and voluntary act on behalf of the corporation thereunto duly authorized.

Kristi L. Redd
My Commission Expires: 11/16/95
Notary Public for Oregon

The land referred to in this Policy is described as follows:

A tract of land situated in the NE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the West line of the NE1/4 of said Section 13, said point being the Southwest corner of Tract 1085, COUNTRY GREEN, duly recorded plat, said point situated South 00 degrees 23' 49" West 262.01 feet from the North quarter corner of said Section 13; thence South 89 degrees 22' 32" East along the Southerly line of said Tract 1085, COUNTRY GREEN, 60.00 feet; thence South 00 degrees 23' 49" West, 80.00 feet; thence South 89 degrees 22' 32" East 565.69 feet; thence North 00 degrees 37' 28" East 80.00 feet to the Southerly line of said Tract 1085, COUNTRY GREEN; thence Easterly along the said Southerly line, South 89 degrees 22' 32" East 492.01 feet, North 54 degrees 48' 25" East 30.00 feet along the arc of a curve to the left (radius point bears North 54 degrees 48' 25" East 1494.90 feet, central angle= 04 degrees 19' 32") 112.86 feet, South 39 degrees 31' 07" East 254.42 feet, along the arc of a curve to the left (radius= 249.23 feet, central angle= 24 degrees 11' 35") 105.24 feet, South 63 degrees 42' 42" East 19.53 feet, South 23 degrees 24' 16" East 60.00 feet to the most Southerly point of said Tract 1085, COUNTRY GREEN; thence continuing Easterly along said Southerly line of Tract 1085, COUNTRY GREEN, North 68 degrees 35' 44" East 77.54 feet, along the arc of a curve to the left (radius= 230.00 feet, central angle= 21 degrees 57' 17") 88.13 feet, North 44 degrees 38' 27" East 276.89 feet, South 45 degrees 21' 33" East 20.00 feet, along the arc of a curve to the right (radius = 280.00 feet, central angle = 15 degrees 10' 46") 74.18 feet, North 80 degrees 31' 28" East 184.49 feet; North 12.08 feet; thence leaving said Southerly line, North 72 degrees 58' 03" East 207.58 feet; thence North 89 degrees 29' 13" East 100.00 feet; thence South 84 degrees 14' 48" East 46.58 feet to the Westerly line of the Enterprise Irrigation District Canal; thence along the said Westerly line, South 05 degrees 22' 23" West 116.17 feet, along the arc of a curve to the left (radius = 125.00 feet; central angle = 49 degrees 30' 10") 108.00 feet, South 44 degrees 07' 47" East 165.75 feet along the arc of a curve to the right (radius = 75.00 feet, central angle = 73 degrees 27' 34") 96.16 feet, South 29 degrees 18' 47" West 344.20 feet; thence leaving said Westerly line, South 72 degrees 58' 03" West 1269.45 feet; thence North 75 degrees 46' 50" West 128.10 feet; thence South 72 degrees 58' 03" West 699.66 feet to the Easterly line of the U.S.B.R. "A" Canal; thence along said Easterly line, along the arc of a curve to the right (radius point bears North 43 degrees 48' 30" East 497.96 feet, central angle = 24 degrees 14' 30") 210.69 feet, North 21 degrees 57' 00" West 560.20 feet, along the arc of a curve to the left (radius = 1220.92 feet, central angle = 07 degrees 50' 06") 166.96 feet to the West line of the NE1/4 of said Section 13; thence North 00 degrees 23' 49" East 530.01 feet to the point of beginning with bearings based on the said Tract 1085, COUNTRY GREEN.

(CONTINUED)

EXCEPTING THEREFROM a tract of land situated in the E1/2 of NE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the most Southerly point of Tract 1085, COUNTRY GREEN, a duly recorded plat, said point being on the Southerly right of way line of Alt Way and 15.00 feet Easterly of the centerline of the Enterprise Irrigation District ditch as constructed, said point being South 65 degrees 17' 56" East 1644.59 feet from the N1/4 corner of said Section 13; thence Easterly along the Southerly line of said Tract 1085, COUNTRY GREEN, North 66 degrees, 35' 44" East 77.84 feet, along the arc of a curve to the left (radius = 230.00 feet, central angle = 21 degrees 57' 17") 88.13 feet; North 44 degrees 38' 27" East 276.89 feet, South 45 degrees 21' 33" East 20.00 feet, along the arc of a curve to the right (radius = 280.00 feet, central angle = 15 degrees 10' 46") 74.18 feet, North 80 degrees 31' 20" East 184.43 feet, North 12.08 feet; thence leaving said Southerly line, North 72 degrees 58' 03" East 207.58 feet; thence North 89 degrees 29' 13" East 100.00 feet; thence South 84 degrees 14' 48" East 46.58 feet to the Westerly line of the Enterprise Irrigation District Canal; thence along said Westerly line, South 05 degrees 22' 23" West 116.17 feet along the arc of a curve to the left (radius = 125.00 feet, central angle = 45 degrees 38' 10") 108.00 feet, South 44 degrees 07' 47" East 165.75 feet, along the arc of a curve to the right (radius = 75.00 feet, central angle = 73 degrees 27' 34") 96.16 feet, South 29 degrees 19' 47" West 344.20 feet; thence leaving said Westerly line South 72 degrees 58' 03" West 733.37 feet to a point 15.00 feet Easterly of the centerline of the Enterprise Irrigation District ditch as constructed; thence Northerly along a line parallel with and 15.00 feet Easterly of the centerline of said ditch, North 38 degrees 13' 35" West 134.65 feet, along the arc of a curve to the right (radius = 285.00 feet, central angle = 17 degrees 21' 48") 86.36 feet, North 20 degrees 51' 55" West 224.49 feet, along the arc of a curve to the right (radius = 335.00 feet, central angle = 37 degrees 46' 05") 220.02 feet, North 16 degrees 54' 10" East 27.02 feet to the point of beginning, with bearings based on said Tract 1084, COUNTRY GREEN.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in the NE1/4 of the NE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of said NE1/4 NE1/4 and on the Southwesterly boundary of Tract 1085, COUNTRY GREEN, a duly recorded subdivision, and being South 00 degrees 18' 23" West 509.25 feet from the Northwest corner of said NE1/4 NE1/4; thence South 00 degrees 18' 23" West 817.30 feet to the NE1/16 corner of said Section 13; thence along the South line of said NE1/4 NE1/4, South 89 degrees 56' 54" East 356.07 feet to the Southerly line of that tract of land described

(CONTINUED)

(LEGAL DESCRIPTION CONTINUED)

in Volume M87 at page 10229 Exhibit "A" of the Klamath County Deed Records; thence North 72 degrees 58' 03" East, along said line, 19.30 feet to a point 15 feet Easterly when measured at right angles from the centerline of the Enterprise Irrigation District Ditch; thence Northerly parallel to said ditch North 38 degrees 13' 35" West 134.69 feet, along the arc of a curve to the right (radius = 285.00 feet, central angle = 17 degrees 21' 40") 86.36 feet, North 20 degrees 51' 55" West 224.49 feet, along the arc of a curve to the right (radius = 335.00 feet, central angle = 37 degrees 46' 05") 220.82 feet, North 16 degrees 54' 10" East 27.02 feet to the most Southerly point of said Tract 1085, COUNTRY GREEN, along said subdivision North 23 degrees 24' 16" West 60.00 feet, North 63 degrees 42' 42" West 19.53 feet, along the arc of a curve to the right (radius = 249.23 feet, central angle = 24 degrees 11' 35") 105.24 feet and North 39 degrees 31' 07" West 65.34 feet to the point of beginning, with bearing based on said Tract 1085, COUNTRY GREEN.

LESS AND EXCEPTING that portion lying within the Enterprise Irrigation District Ditch.

Tax Account No: 3909 013AR 04800
3909 013A0 00600

Parcel 2 of MINOR LAND PARTITION 44-91 situate in the W1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and filed in the Klamath County Engineers Office.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of ITT the 5th day
of May A.D., 19 92 at 9:29 o'clock A.M., and duly recorded in Vol. M92,
of Mortgages on Page 9695.

FEE \$30.00

Evelyn Biehn, County Clerk

By Pauline M. Mueland