

BUYER'S SECURITY ASSIGNMENT OF LAND SALE CONTRACT

Aspen Title #01035778

DATE: November 6, 1990

ASSIGNOR (hereinafter called "Buyer"): GLN Management, Inc.

DEBTOR: Buyer

(Insert "Buyer", name of other Debtor, or both, as appropriate)

ASSIGNEE: United States National Bank of Oregon Bank, Southern Oregon Commercial Banking Ctr. Branch.

The Buyer is the purchaser of certain property described as follows:

See Attached Exhibit "A"

(hereinafter called the "Property") under a land sale contract dated November 6, 1990 in which the sellers are Joyce K. Ward (hereinafter called the "Sellers"), and which is recorded in Book N90, at Page 22368, Klamath County Records (hereinafter called the "Contract").

1. **Assignment.** For value received, Buyer hereby assigns mortgages, and conveys to United States National Bank of Oregon (hereinafter called "Bank") all of its right, title and interest in and to the Property, and in, to, and under the Contract. The Property and the assigned Contract are the "Security" referred to in this Assignment.

2. **Indebtedness.** The assignment, mortgage, and conveyance of the Security made to Bank by Buyer is to secure the performance of all duties owed to Bank under this Assignment and under other agreements securing or relating to the indebtedness described below, and the payment of the following obligations, all of which are hereinafter called the "Indebtedness":

2.1 The principal and interest of a note of Debtor to Bank in the original principal amount of \$175,000.00 dated November 6, 1990, (hereinafter called the "Note"), on which the final payment is due on November 15, 1991, and all modifications and renewals thereof.

2.2 All sums that Bank may expend in protecting its rights in the Security, all cost of collection, and attorneys' fees, including any incurred on appeal, with interest.

2.3 The principal and interest of all other indebtedness of Debtor to Bank, whether now existing or hereafter incurred, direct or indirect, absolute or contingent, due or to become due, joint or several, including without limitation obligations as guarantor, accommodation maker, or endorser, and future advances of all kinds.

3. **Buyer's Covenants.** Until the Indebtedness is paid in full and this Assignment is fully satisfied, Buyer agrees that it shall be obligated and responsible for the following:

3.1 All payments and obligations of Buyer under the Contract shall be promptly and fully paid and performed, and all taxes, assessments, liens and encumbrances of all kinds in connection with, on, or affecting the Property and any other property subject to this Assignment shall be paid promptly when due; and if not so paid or performed, the Bank shall have the option of paying and/or performing the same, and may either add the cost to the principal of the Note or may treat the cost as a separate part of the Indebtedness payable on demand and bearing interest at any rate specified by Bank that does not exceed any maximum rate set by applicable law.

3.2 The Property shall be kept covered with fire and extended coverage insurance and any other insurance required by the Bank, in an amount sufficient to pay the unpaid balance of the Indebtedness or the value of the Security, with Bank's standard mortgagee endorsement if Bank requests. If not so covered, the Bank shall have the option of purchasing such coverage (at Bank's option naming Bank as the co-insured or the only insured) and may either add the cost to the principal of the Note or may treat the cost as a separate part of the Indebtedness payable on demand and bearing interest at any rate specified by Bank that does not exceed any maximum rate set by applicable law.

3.3 The Property shall be maintained in good order and repair. No waste thereof shall be committed or suffered, and none of the improvements be removed. Buyer shall do all things reasonably within Buyer's power that are necessary to prevent events or conditions that would adversely affect the value of the Security.

3.4 During the term of this Assignment, any additions or improvements to the Property shall be part of the Security included in this Assignment.

3.5 If any litigation is begun to foreclose this Assignment, or if there should be any appeal therefrom, or if Buyer or any of the Security should become the subject of any bankruptcy proceeding, then Buyer agrees to pay all court costs and disbursements allowed by law, and such sums as the court may adjudge reasonable as attorneys' fees. All such sums will draw interest at the same rate as the Note.

4. **Condemnation.** Unless the Contract expressly provides otherwise, Buyer shall be responsible to defend any condemnation action affecting any part of the Security. The net proceeds of any award, after deducting actual and reasonable costs, expenses and attorneys' fees incurred by Buyer in the action and any amounts paid to Seller or used to repair the Property pursuant to an express requirement of the Contract, shall be paid to Bank for application to the Indebtedness.

5. **Release.** After full payment of the Indebtedness by Buyer, Bank shall release this Assignment and, upon written demand of Buyer, will terminate its financing statements affecting the Security.

6. **Events of Default.** The following are Events of Default:

6.1 Any payment of principal or interest due on the Note, or on any other part of the Indebtedness, is not paid when due.

6.2 Buyer's or Debtor's failure to pay debts as they become due; appointment of a receiver for any part of Buyer's or Debtor's assets; assignment by Buyer or Debtor for the benefit of creditors; or the commencement of any proceedings under any bankruptcy or insolvency law by or against Buyer or Debtor.

6.3 Death of any Buyer or Debtor who is a natural person, or dissolution or termination of existence of any Buyer or Debtor which is not a natural person.

6.4 Any default under the Contract, or any event or condition not cured within 10 days which, with the lapse of time or the giving of notice, would constitute a default under the Contract, or would justify a declaration of default under the Contract, whether or not waived by the Sellers under the Contract, or any failure of Buyer to notify Bank of such a default, event, or condition.

6.5 Default by Sellers, or any predecessors in title of Sellers, as vendee under any contract of sale, grantor of any Trust Deed, or mortgagor of any mortgage, on the Property, unless the vendor, beneficiary, or mortgagee has, prior to the default, delivered to Bank an agreement acceptable to Bank subordinating his lien or interest to Bank's.

6.6 Failure of the Buyer to perform any other covenant of this Assignment or cure any condition prohibited by this Assignment within 15 days after Bank mails or, at Bank's option, delivers written notice specifying the covenant or condition.

6.7 Default by Buyer or Debtor under any other Note or loan agreement to which Buyer or Debtor is a party or by which Buyer or Debtor is bound.

7. **Rights Upon Default.** After the occurrence of any Event of Default, the Bank may at Bank's option exercise any one or more of the following rights and remedies:

7.1 The right, without notice, presentment, or demand to declare the entire Indebtedness immediately due and payable.

7.2 With respect to all or any part of the Security, the right to foreclose by judicial proceedings in accordance with applicable law.

7.3 With respect to any personal property Security, the rights and remedies of a secured party under the Uniform Commercial Code, as well as those stated herein. The Bank may without notice take possession of all personal property Security not already in its possession and/or require Buyer to assemble it and turn it over to Bank at a reasonably convenient place designated by the Bank, and Buyer will do so. Although the Bank may in its discretion and without liability do so, the Bank shall have no duty to take any action to preserve rights against any party to the Contract, to instruments, or to other part of the Security that is personal property in its possession, either before or after default; and Bank shall have no duty whatsoever with respect to personal property Security in its possession beyond the use of ordinary reasonable care in its physical custody and preservation. The Bank may retain personal property Security in satisfaction of the indebtedness, or may sell or otherwise dispose of such personal property at either public or private sale, first giving Buyer 10 days' notice of the date and place of public sale or of the date after which private sale may be made. The Buyer agrees that 10 days' notice is reasonable notice. The Buyer shall be liable for any deficiency and the Bank shall account for any surplus.

7.4 In exercising its rights and remedies, the Bank shall be free to sell all or any part of the Security, separately or at once. The Bank shall be entitled to purchase all or any portion of the Security at any public sale, or at any judicial or sheriff's sale.

7.5 Any other rights and remedies Bank may have under law or other agreements.

Executed and delivered to Bank effective on the date stated above.

8. **General.** Time if of the essence of Buyer's and Debtor's obligations under this Assignment. A waiver by Bank of a breach of any provision of this Assignment shall not constitute a waiver of, or prejudice the Bank's right to demand strict compliance with, that provision or any other provision. Buyer waives presentment demand, notice and protest with regard to any part of the Indebtedness. Bank may exchange or release the Security, or other collateral granted by any person with respect to the Indebtedness, or may realize upon and apply any of the Security or other collateral it may have with respect to the Indebtedness in any manner and in any order, without affecting Bank's rights to realize upon and apply the proceeds of the Security.

9. **Bank Not Liable.** The Bank, by accepting this Assignment, or in its discretion performing any of Buyer's obligations under the Contract or under this Assignment, does not assume any liability or responsibility to continue performance of those obligations or to perform any of Buyer's other obligations under the Contract.

10. **Debtor's Signature.** If Buyer and Debtor are not the same, Debtor's signature is Debtor's agreement to those provisions that may affect Debtor. This Assignment does not confer upon Debtor any interest in the Property or in the Contract.

11. **Special Provisions.**

NONE

GLN Management, Inc.

Signature of Buyer

Signature of Buyer

Signature of Debtor (if Buyer and Debtor are not the same)

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF OREGON)

County of) ss.

Personally appeared the above-named,

and acknowledged the foregoing Assignment to be (his/her/their) voluntary act.

Before me:

Notary Public for Oregon

My commission expires:

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON)

County of Blamath) ss.

Personally appeared Shirley Mae Janssen

who, being sworn, stated that he is the President of the corporation that executed the foregoing Assignment and that the seal affixed hereto is its seal and that this foregoing Assignment was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors.

ANNETTE PEARCE

NOTARY PUBLIC-OREGON

My Commission Expires 5/2/94

Notary Public for Oregon

My commission expires: 5/2/94

PARTNERSHIP ACKNOWLEDGEMENT

STATE OF OREGON)

County of) ss.

Personally appeared

who, being duly sworn, state that (he/she/they) (is a / are) partner(s) of _____ and that the foregoing Assignment was signed on behalf of said partnership by authority thereof; and acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(Buyer must complete the appropriate acknowledgement. Attach an appropriate Acknowledgement of Debtor, if Debtor is not the Buyer.)

Note: Record Assignment in Real Property Records, and file UCC statements describing Contract assigned. Obtain Seller's Consent to Contract Assignment with right of Bank to notice of and opportunity to cure Buyer's default. See Commercial Loan Handbook for further instructions on use of this form.

EXHIBIT "A"

This Exhibit refers to the buyer's Security Assignment of Land Sale Contract from GLN Management, Inc. as assigners to the United States National Bank of Oregon, dated November 6, 1990.

PARCEL 1:

Beginning at a point on the Northerly line of Main Street, which is South 89 degrees 18' East a distance of 862.2 feet along the Northerly line of Main Street from the Southeast corner of Block 57, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon; thence North 0 degrees 42' East a distance of 254.5 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S.R.S. Canal right of way; thence South 68 degrees 52' East and parallel with the Southwesterly line of said canal right of way and 20 feet distant Southwesterly at right angles therefrom a distance of 52.6 feet, more or less, to a point; thence South 0 degrees 42' West a distance of 234.5 feet, more or less to the Northerly line of Main Street; thence North 89 degrees 18' West along the Northerly line of Main Street a distance of 50 feet to place of beginning, all in WILLIAMS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; and

Beginning at a point on the Northerly line of Main Street, which is 89 degrees 18' East a distance of 912.2 feet along the Northerly line of Main Street from the Southeast corner of Block 57, Second Hot Springs Addition to the City of Klamath Falls, Oregon; thence North 0 degrees 42' East a distance of 234.5 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S.R.S. Canal right of way; thence South 75 degrees 22 1/2' East parallel with the Southwest line of said canal right of way and 20 feet distant Southwesterly at right angles therefrom a distance of 55 feet, more or less, to the Northwest corner of that parcel of land deeded to Dr. A. A. Soule, April 24, 1923; thence in a Southerly direction and parallel to Mortimer Avenue, a distance of 214.8 feet, more or less, to the Northerly line of Main Street; thence Westerly along the Northerly line of Main Street a distance of 50 feet to the place of beginning, all in Williams Addition.

[Signature]
V. Mj.
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Continued on next page

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EXHIBIT "A" CONTINUED - This Exhibit refers to the buyer's Security Agreement of Land Sale Contract from GLN Management, Inc. as assigners to the United States National Bank of Oregon, dated November 6, 1990.

PARCEL 2:

Beginning at a point which is South 89 degrees 19' East a distance of 1062.2 feet, East along the Northerly line of Main Street from the Southeasterly corner of Block 57, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon; thence North 0 degrees 42' East a distance of 191.25 feet to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U. S. Reclamation Service Main Canal Right of Way; thence in a Northwesterly direction and parallel with the Southwesterly line of said canal right of way and 20 feet distant at right angles therefrom a distance of 101.25 feet, more or less, to a point; thence South 0 degrees 42' West a distance of 214 feet, more or less, to the Northerly line of Main Street; thence South 89 degrees 18' East a distance of 100 feet to the place of beginning, lying and being in the unplatted portion of Williams Addition to the City of Klamath Falls, Oregon, and in the S 1/2 of the SE 1/4 of the SW 1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian.

PARCEL 3:

Beginning at a point which is South 89 degrees 18' East a distance of 1067.2 feet along the Northerly line of Main Street from the Southeasterly corner of Block 57 of SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon; thence North 0 degrees 42' East a distance of 185.75 feet, more or less, to a point which is 20 feet distant Southwesterly at right angles from the Southwesterly line of the U.S. Reclamation Service Main Canal right of way; thence in a Northwesterly direction and parallel with the Southwesterly line of the said canal right of way and 20 feet distant at right angles therefrom a distance of 5.18 feet to the Northeast corner of that piece of land deeded to Eve Soule by Herbert Lang and Jennie Lang, as recorded in Volume 105 at Page 47 of Klamath County Deed Records; thence South 0 degrees 42' West a distance of 187.15 feet, more or less, to a point on the Northerly line of Main Street; thence South 89 degrees 18' East along the Northerly line of Main Street a distance of 5.0 feet to the point of beginning, lying and being in the unplatted portion of Williams Addition to the City of Klamath Falls, Oregon, and in the S 1/2 SE 1/4 SW 1/4 of Section 28, Township 38 South, Range 9 East of the Willamette Meridian.

CODE 1 MAP 3809-28CD TL 13500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co.
of Nov. A.D., 19 90 at 3:10 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 22372

FEE \$43.00

Return: ATC

Evelyn Biehn County Clerk
By Paula W. Wainwright

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ADDENDUM A BUYER'S SECURITY ASSIGNMENT OF LAND SALE CONTRACT - OREGON

The following is hereby added to and made a part of the Buyer's Security Assignment of Land Sale Contract - Oregon dated November 6, 1990 executed by GLN MANAGEMENT, INC. as Assignor in favor of United States National Bank of Oregon as Lender (the "Deed of Trust").

INSPECTIONS AND APPRAISALS Lender or its agents may enter upon the Property at any reasonable times to inspect or appraise it, whether or not any default exists hereunder. If Assignor refuses to permit such inspection or appraisal, Lender may specifically enforce performance of this provision. Assignor agrees to pay the cost of all appraisals required by Lender in its sole discretion (a) to comply with (i) any applicable statute or regulation or (ii) the request or directive (whether or not having the force of law) of any regulatory authority with jurisdiction over Lender, (b) to comply with Lender's policies concerning appraisals, or (c) at any time after the occurrence of an event of default. All such appraisal costs shall become a part of the Indebtedness secured hereby and shall be payable on demand, together with interest thereon at the highest rate applicable to any such Indebtedness.

FINANCIAL INFORMATION From time to time, upon request by Lender, Assignor shall provide, and shall cause any guarantor of the Indebtedness to provide, such financial information concerning such person or the Property as Lender may require. Such information may include without limitation financial statements, tax returns, and operating statements regarding the Property.

ACCESS LAWS Assignor agrees that the Property shall at all times strictly comply with the applicable requirements of the Americans with Disabilities Act of 1990 (including, without limitation, the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities); the Fair Housing Amendments Act of 1988; all other federal, state and local laws and ordinances related to disabled access; and all rules, regulations, and orders issued pursuant thereto; all as amended from time to time (collectively the "Access Laws"). At any time Lender may require Assignor to provide a certificate of compliance with the Access Laws and indemnification in a form reasonably acceptable to Lender. Lender may also require a certificate of compliance with the Access Laws from an architect, engineer, or other third party acceptable to Lender.

Notwithstanding any provisions set forth herein or in any other document, Assignor shall not alter or permit any tenant or other person to alter the Property in any manner which would increase Assignor's responsibilities for compliance with the Access Laws without the prior written approval of Lender. In connection with such approval, Lender may require a certificate of compliance with the Access Laws from an architect, engineer, or other person acceptable to Lender.

Assignor agrees to give prompt written notice to Lender of any claims of violations of any Access Laws and of the commencement of any proceedings or investigations which related to compliance with any of the Access Laws.

Assignor shall indemnify and hold harmless Lender from and against any and all claims, demands, damages, costs, expenses, losses, liabilities, penalties, fines, and other proceedings, including without limitation reasonable attorney fees and expenses arising directly or indirectly from or out of or in any way connected with any failure of the Property to comply with any of the Access Laws. The obligations and liabilities of Assignor under this section shall survive any termination, satisfaction, assignment, judicial or nonjudicial foreclosure, or delivery of a deed in lieu of foreclosure.


Assignor: GLN MANAGEMENT, INC.

STATE OF OREGON)

COUNTY OF) ss.)

On this 15 day of July, 19 93

before me appeared LAWRENCE C. JESPERSEN both to me personally known, who being duly sworn, did say that he, the said PRESIDENT is the SAID President, and he, the said _____ is the Secretary _____ of GLN MANAGEMENT, INC.

the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and _____ and _____ acknowledged said instrument to be the free act and deed of said Corporation.

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


Notary Public for Oregon.

My Commission expires: Sept 24, 1995



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of U. S. Bank the 3rd day of Aug. A.D., 19 93 at 10:32 o'clock A M., and duly recorded in Vol. M93 of Deeds on Page 19063.

FEE \$30.00

Evelyn Biehn - County Clerk

By Pauline S. Munk