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Vol 194 Page 25597

STATE OF OREGON

UNIFORM COMMERCIAL CODE—FINANCING STATEMENT—FORM UCC-2

REMOVE BACK SHEET BEFORE
MANIFOLDING WITH FORM UCC-1

INSTRUCTIONS

1. PLEASE TYPE THIS FORM

2. Enclose fee of \$2.00 for each debtor or trade name shown.
3. When filing is to be made with more than one office, this form may be placed over Form UCC-1 to avoid double typing. The Form UCC-1 should be forwarded to the Secretary of State, and Form UCC-2 filed with the appropriate county filing officer.
4. If the Alphabetical, Numerical and Acknowledgment copies with interleaved carbon paper intact to the filing officer. The Debtor(s) and Secured Party(ies) copies are retained by party making the filing.
5. If the space provided for any item(s) on the form is inadequate, the item(s) should be continued on additional sheets, preferably 8 1/2" x 11". Only one copy of such additional sheets need be presented to the filing officer. Long schedules of collateral, indentures, etc. may be on any size paper that is convenient for the secured party. DO NOT STAPLE OR TAPE ANYTHING TO LOWER PORTION OF THIS FORM.
6. At the time of original filing, filing officer will return acknowledgment copy to the assignee if noted on form or secured party. If secured party requires acknowledgment long schedules of collateral, two copies should be presented and one will be returned.
7. When a copy of the security agreement is used as a financing statement, it is requested that it be accompanied by a completed UCC-21 form. Enclose \$3.00 plus \$2.00 per debtor more than one.
8. When filing is to be terminated the acknowledgment copy may be sent to the filing officer signed by the secured party or assignee or he may use Form UCC-3 as a Termination Statement.

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

1A. Debtor(s):

Rocky Point Resort Properties, Inc. Murray Family Trust

1B. Mailing Address(es):

28121 Rocky Point Road
Klamath Falls OR 97601

2A. Secured Party(ies):

2B. Address of Secured Party from which
security information obtainable:c/o Bernard O. Murray
1123 Bismarck Lane, Alameda CA 94502

Filing Officer Use Only

8-18-94

M94/25597

94502

3. This financing statement covers the following types (or items) of collateral (ORS 79.4020):

The property listed on Exhibits A and B attached hereto

4A. Assignee of Secured Party(ies) if any:

4B. Address of Assignee from which
security information obtainable:

After Recording, Return to:

Wm Ganong
635 Main Street
Klamath Falls OR 97601Check box if products of collateral are also covered ☐No. of additional sheets attached ☐ 7

File with:

☐

SECRETARY OF STATE



COUNTY FILING OFFICER

Klamath

COUNTY

ROCKY POINT RESORT PROPERTIES, INC.

*Signature(s) of Debtor(s) required in most cases.

Signature(s) of Secured Party(ies) in cases covered by ORS 79.4020.
This form of Financing Statement approved by the Secretary of State.

STANDARD FORM—UNIFORM COMMERCIAL CODE—FORM UCC-2

12-1-75

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

FILING OFFICER - ALPHABETICAL

STEVEN-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

EXHIBIT 1

ROCKY POINT INVENTORY AND IMPROVEMENTS

25598

LODGE

Building is 2,513 sq. ft. - includes dining room, kitchen, coffee shop, bar, recreation room with fireplace, storage areas and employee bathroom with toilet and sink.

Dining Room

- 10 tables & 40 chairs.
- Service and storage unit.
- 1 high chair and 1 booster chair. (in furnace room)
- Curtains and valances
- 1 stereo receiver.
- 2 speakers.
- 4 cyl silverware dispenser.

Bar Area

- Bar / 7 bar stools (taken out under lodge also stainless steel sink and "surround".
- 2 tables - 8 chairs.
- Refrigerator for beer & wine.
- Blender.
- Cash drawer. (in furnace room)
- Glassware and various service items. (some in furnace room)

Recreation Room

- 2 love seats.
- 2 easy chairs.
- Coffee table. (in furnace room)
- 5 wood occasional tables and leather chairs.
- Round card table.
- 6 chairs (upholstered, with rollers).
- Fireplace screen and poker set.
- Louvered wooden screen.
- Pool table (coin-op) with cues.
- Wooden bookcase.
- TV \ VCR
- 4 tiffany style hanging lamps and 2 brass lamps.
- Large canoe trail map - framed.
- Some pictures.
- Deer head - Moose antlers - Deer in velvet antlers.
- Antique glass display case (dark wood)
- 2 wood decoys
- Pheasant Mt.

Decks

- 686 sq. ft. front
- 756 sq. ft. back
- 450 sq. ft. south
- 5 tables - 10 benches (picnic style)

EXHIBIT " A "

Page 1 of 6

Lattice for cover
Charcoal Grill on deck

25599

Coffee Shop

Built in formica curved counter with 14 stools.
Small refrigerator.
4 cylinder silverware holder.
Curtains & rods.
5 coachman style hanging lights.
1 metal top cabinet.
1 built in cabinet with ice compartment and water dispenser.
2 stereo speakers.
1 hamilton beach shake machine.
1 cash register.
4 framed Forest Service posters. (in furnace room)

(Not included in the sale with the Coffee Shop - coffee machines & pots - Boyds coffee.
Coffee measure dispenser - Boyds coffee. 2 x 2 burner hot plates - Boyd's coffee. Ice cream
freezer - crater dairy milk machine)

Kitchen

1 GE 4 slice toaster (220)
1 Jordan restaurant refrigerator.
1 commercial Toshiba microwave.
1 Replacement freezer
1 built in freezer (double door)
1 2 basket gas Frymaster (deep-fryer) - Propane
1 Wolf 5 burner gas char broiler - Propane
1 Wolf 4 burner, grill, 2 oven - Propane
Commercial fire extinguishers over hood of range and char broiler.
1 Steam table (4 pot - pan with hood)
1 Evans commercial refrigerator.
1 Automatic Ice Machine (Scotsman)
2 Bus carts.
1 overhead food warmer.
1 Delfield salad bar, refrigerator.
1 Delfield salad bar, refrigerator with 3 dressing pots and salad pan with lid.
1 kitchen scales. (in furnace room)
1 metal step stool.
1 3 compartment metal sink with grease trap.
2 Brut storage containers (30 gal.)
4 Brut storage containers (20 gal.)
4 Heavy duty rubber floor mats.
Cooking utensils and pots and pans. (some in furnace room)
Dishes.
Glassware.
Flatware.

EXHIBIT " A "

Page 2 of 6

Motel Building

1,400 sq. ft. Includes 5 motel rooms and laundry for doing resort towels & linens. All rooms and laundry have electrical heat.

Laundry

- 1 Heavy Duty Whirlpool Washer
- 2 Whirlpool Dryers (1 Heavy Duty)
- 1 Utility sink - shelf above
- Folding table
- 2 rollaway beds
- 2 metal storage cabinets.
- Sheets, blankets, towels, pillows, etc.
- 1 vacuum cleaner (Hoover Spirit 900)
- 1 80-gallon, 1 60-gallon hot water heater with circulating system.

All motel rooms have carpet, night stand, round formica woodgrain look table, 2 metal and vinyl chairs, luggage rack. Bathrooms with toilet, sink in cabinet, stall shower, mirror. Rooms A & B each have one queen bed. Rooms C, D and E each have 2 twin beds. 5 lawn chairs on deck

RV Spaces

- 18 with water, electric and sewer hookups. (1-6 / 8-16 / 18 / 33 / R&B)
- 11 with water and electric. 7 / 17 / 19-23 / 25-28 /
- 6 tent sites (no hookups) 24 / 29 / 32 / B dock

Restroom Building

- 660 sq. ft. (men's bathroom, women's bathroom, center storage, and water heater room).
- 4 showers (with changing areas)
- 4 toilets
- 1 urinal
- 4 sinks
- 1 80 gallon water heater
- 2 wall heaters (propane) with thermostats
- 2 benches
- 1 metal storage cabinet (in women's)
- 4 dri-deck mats in shower changing rooms

Laundromat and Fish Cleaning Building

- 143 sq. ft.
- 2 washing machines - coin op.
- 2 dryers (propane) - coin op.
- Stainless steel sink and drainboard. (has disposal - not operable at this time)
- Hot water heater (40 gallon propane)

Smokehouse 10 tray

Docks

EXHIBIT " A "

Page 3 of 6

"A" Dock - 55 ML moorage spaces

"B" Dock - 22 moorage spaces

They are mostly steel pipe pontoons & wood.

25601

Gas pump and storage:

- 1 Blend pump designed for dispensing straight gas and gas-oil blends.
- 3 1000 gallon storage tanks. (2 straight - 1 mix)

Boats and Motors:

- 1 13' Boston Whaler & 20 HP Mariner
- 3 15' Aluminum boats (1 Gregor, 1 Valco, 1 Western 14' Gregor)
- 5 13' Aluminum boats (3 Northwoods, 2 Valco)
- 4 6 HP Motors (1 Johnson, 3 Evinrude)
- 3 8 HP Motors (1 Yamaha, 1 Mariner, 1 Mariner 9.9)
- 5 15 HP Motors (2 Yamaha, 2 Mariner, 1 Johnson)
- All boats have oars - all motors have gas tanks and hoses.
- 1 16' canoe (fiberglass)
- 3 17' Canoes (2 aluminum, 1 Fiberglass) w/paddle.
- 2 Kayaks 2/ paddles.
- 2 Paddle boats

Automotive:

- 1 1966 Ford Pickup Truck
- 1 1966 Ford winch truck w/ A Frame
- 1 28' Excel Travel Trailer

Equipment

- 1 Mac Chain Saw

Water System

- 2 wells and pumps with hoses.
- Pressure tank hose w/ 1,500 gallon pressure tank, chlorinates (not used and not needed),
- remote controls to pumps. Distribution system.

EXHIBIT "A"

Page 4 of 6

25602

Sewer System:

Gathering system
8 septic tanks.
1000 gallon holding tank for effluent.
2 pumps w/ automatic controls for transfer of effluent approx. 800' away from lake to drain field. 1800' of drain field leach line with 1000 gallon receiving tank and distribution box.

Sani-Station

SS 300 T Mobile with 50 ft hose w/ RV fittings.

Electrical System:

Underground cable distribution.
Main control panel house.

Campground area:

13 steel fire rings.
4 barbecues (steel on posts).
18 steel and wood picnic tables.
12 wooden picnic tables
27 garbage cans.
1 Ping Pong table w/ paddles.
1 Battery cart.
1 Motor cart.
2 Wooden storage boxes.
2 steel storage boxes.
12 fire extinguishers.
2 horseshoe pits and 8 horseshoes.
Basketball hoop and ball
Tether ball.
4 Wooden bench seats.
Utility cart. (2)
Metal folding chairs. (20 plus, 1 padded)
* Life jackets and floatation cushions.
* Fishing nets and poles.
* Hoses & sprinklers (Misc. through out park)
3 Rods & reels (need repair)
4 Rental Rods & Reels
8 Nets (fish)
Misc Parts, Rods & Reels
Entry posts with large Rocky Point Resort sign.
Outdoor thermometer.
4 wooden lawn chairs
Old wooden rental boat in front of the store

EXHIBIT "A"

Date 5 of 1

Furnace Room

Oil furnace that provides heat for lodge
 Air conditioner (outside)
 2 water heaters with circulation system pump
 1 Natural wood desk
 1 Swivel chair.
 1 2 drawer file cabinet (metal)
 1 Royal manual typewriter.
 1 Dayton wall clock.
 Peg board and pegs for tackle.
 Alarm system (haven't used)
 1 GE wall clock.
 1 Springfield Barometer, Thermometer.
 Wooden rack for fishing poles & T-shirts.
 1 Commercial Weber Freezer.
 1 Continent cold box.
 1 Nor Lake cold box.
 2 built in wood grain formica cabinets w/ glass, shelves and under counter lights.
 3 metal cabinets (storage)
 1 Chatillon fish scale
 1 12 drawer wooden chest
 1 Typewriter table (metal)
 1 National cash register
 1 window air condition
 1 metal step stool
 Shelves for groceries and storage work bench with *assorted tools (pegboard backed)
 1 cemented in place safe
 1 Signature upright freezer and 1 tru-cold small refrigerator
 Numerous and various elect. plumbing parts, paints, screw, nuts, bolt etc.
 Double chair and bench on front porch
 ---824 sq ft office and store building

Cabins

#1 - 374 sq. ft., #2 - 400 sq. ft., #3 - 400 sq. ft.

All have decks with 2 chairs these three are one bedroom - combination living room kitchen and bathroom with toilet, sink, cabinet with mirror and shower.

Each of these cabins has a queen sized bed in the bedroom - one occasional end table, chest of drawers, lamps and closet - living, kitchen area. Has 2 daybeds, hanging lamp - stove (elect.) refrigerator and sink in a cabinet - table, 5 chairs - * service for 6 in dishes, glasses, cups, silverware plus pots, skillets, utensils for cooking all linens, blankets, pillows etc. Broom & mop bucket. All cabins have electric baseboard heat and hot water heaters.

#4 672 sq. ft.

2 Bedroom - queen bed, chest of drawers, night stand, lamp in one bedroom, 2 twin beds, lounge chair, chest of drawers in other bedroom. Living room has hidabed, daybed, easy chair, hanging lamp, 2 wooden occasional tables. Kitchen has stove (electric), refrigerator, sink in cabinet, dish cupboards, table and 6 chairs, service for 8 in dishes, glasses, silverware. Cooking utensils, pots & pans. Bathroom has sink in cabinet, toilet and stall shower. All linens blankets, pillows, bedspreads. All items to be inventoried at time of sale. Large deck chairs. Broom, dust pan, mop, bucket.

EXHIBIT "A"

EXHIBIT B

1. Lease dated April 19, 1994 for the restaurant and lounge between Rocky Point Resort, as Lessor, and Arthur Trofton and Jami Clinton, as Lessees.
2. All of Seller's interest in United States Forest Service Special Use Permits concerning the real property subject to this sale.

SUBJECT REAL PROPERTY

Concerning that land located in Section 35, T. 35 S., R. 6 E.W.M., Klamath County, Oregon, consisting of approximately 12.8 acres within an area particularly outlined in a site plan located in the Klamath Ranger District Office, 1936 California Avenue, Klamath Falls, Oregon 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. M. Ganong the 18th day of Aug A.D., 19 94 at 10:45 o'clock A M., and duly recorded in Vol. 494 of Mortgages on Page 25597.

FEE \$40.00
Non/Stan \$10.00

Evelyn Biehn - County Clerk

By Douglas Mullendorfe