ng tyon the Scausser, its successore or resigns, and by so the Las for	British to be the to the second
shall be concarded to about any one or these persons or puriods who	Pask constitution of the public of the State
or in the alone oid mangaged on vising. The way of "Meter shall be	view inchiquation is a paint of the control of the
THIS AGREEMENT is made this of the bed day of Septemb	remainder , 1995, and is incorporated into and
shall supplement the Mortgage or Deed of Trust (Security Instrument)	of the same date given by the undersigned (Borrower)
to secure Borrower's Note to KLAMATH FIRST FEDERAL SAVINGS A and covering the property situated at (mortgaged premises): 20000000 at 522 Lincoln St., Klamath Falls, 60R, 97601	AND LOAN ASSOCIATION (Lender) of the same date
and legally described as: Lot 3, Block 43, FIRST ADDITION TO THE CITY OF I plat thereof on file in the office of the Count	KLAMATH FALLS, according to the official
Tax Acct. #3809-032BA-02100 Key #411897	

Lender, as a condition to making said loan, has required the execution of this Conditional Assignment of Rents of the encumbered property.

In order to further secure payment of the indebtedness of Borrower to Lender and in consideration of making the loan, Borrower does hereby sell, assign, transfer and set over to Lender all rents, issues and profits from the mortgaged premises. This assignment is to become effective upon any default under the terms of the Security Instrument, and will remain in full force and effect so long as any default continues to exist.

Upon any default of the loan, the Borrower authorizes the Lender to enter upon the premises and to collect the rents then:due as well as rents thereafter accruing and becoming payable during the period of continuance of any default and to take over and assume the management operation and maintenance of the mortgaged premises and to perform all acts necessary and proper to spend such sums out of the income of the mortgaged premises that may be necessary including the right to effect new leases, to cancel or surrender existing leases, to alter or amend the terms of existing leases or to make concessions to the tenants.

and cut may hearly the editions television you televise that their hear above. The Borrower agrees to facilitate in all reasonable ways, the collection of rents and upon request by Lender to execute a written notice to tenants directing the tenants to pay rent to the Lender. The Borrower releases all claims against the Lender arising out of such management, operation and maintenance of the premises. ับบุร อยะริ เลียาปะติไปให้ใ

The Lender shall, after payment of all proper charges and expenses and after the accumulation of a reserve account to meet taxes, assessments, and hazard insurance, credit the net amount of income received to any amounts due and owing to the Lender. The Lender shall not be accountable for more funds than it actually receives for the rent of the mortgaged premises and shall not be required to collect rents. Lender may however make reasonable efforts to collect rents, and shall determine the method of collection and extent of enforcement to collect delinquent rents.

in the event the Borrower reinstates the mortgage loan by complying with all terms, covenants, and conditions of the Security Instrument, the Lender shall, within one month after written demand, return possession of the property back to the Borrower.

The Borrower hereby covenants and warrants to the Lender that neither Borrower, nor any previous owner, has executed any prior assignment or pledge of the rents, nor any prior assignment or pledge of its interest in any lease of the mortgaged premises. The Borrower also covenants and agrees to not collect rents from the mortgaged premises in advance, other than as permitted by the terms of any rental agreement.



This assignment shall remain in full force and effect as long as the debt to Lender remains unpaid.

SISP ETHIC SUPERING IN THE WOLLDANDERS AND TO HE SOLIVANT BARD TO

The provisions of this instrument shall be binding upon the Borrower, its successors or assigns, and upon the Lender and its successors or assigns. The word "Borrower" shall be construed to mean any one or more persons or parties who are holders of legal title or equity of redemption to or in the aforesaid mortgaged premises. The word "Note" shall be construed to mean the instrument given to evidence the indebtedness held by the Lender against the mortgaged premises; and "Security Instrument" shall be construed to mean the instrument held by the Lender securing the said indebtedness.

It is understood and agreed that a full reconveyance or Satisfaction of the Security Instrument shall constitute as a full and complete release of all Lender's rights and interests, and that after reconveyance, this instrument shall be cancelled. Klamath Falls ..., Oregon, this ____5th __ day of ___September Borrower David B. Borrower and interruptional terms of the Company and a Borrower STATE OF Oregon are the pure of the friendhoose of Barrower to Edador and in COUNTY OF kara ila salaraj di revo tra late rela sul 19 a la Have the THIS CERTIFIES, that on this 2005 the Have day of September 19 95 , before me, the undersigned. a Notary Public for said state, personally appeared the within named Munioh (III David B. Masl and Shireen M. Masl known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily. get in the east of the isonomical fire managaged premises that more har become y including in the first content according lucture, to all as or emand the terms of exhalling loss, was to make IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written. JUDITH L. CALDWELL MUTARY PUBLIC DREGON COMMISSION NO. 044 MY COMMISSION EXPIRES AUG. 31, Motary Public for the State of and after the accumulation of a reserve carocat

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Mountain Title

A.D., 19 95 at

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of

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of _September

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