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6261

Vol. 195 Page 25172

STATE OF OREGON

UNIFORM COMMERCIAL CODE

FINANCING STATEMENT

REAL PROPERTY - Form UCC-1A

THIS FORM FOR COUNTY FILING OFFICER USE ONLY

THE FINANCING STATEMENT is presented to the county filing officer pursuant to the Uniform Commercial Code		
1A. Debtor Name(s): Southern Oregon Christian Supply, Inc. 1B. Debtor Mailing Address(es): 315 E. Main St. Medford, OR 97501	2A. Secured Party Name(s): Key Bank of Oregon Southern Oregon CBC 2B. Address of Secured Party from which security information is obtainable: 2 East Main St. Medford, OR 97501	4A. Assignee of Secured Party (if any):  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: See below
 ☐ 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)
- See attached "UCC Exhibit A" and "Exhibit B"

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 attached additional sheets: \_\_\_\_\_

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 the debtor required in most cases.

Signature(s) of Secured Party in cases covered by ORS 79.4020

By: \_\_\_\_\_

Required signature(s)

## 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.
- 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: Jenny Davis

Recording Party telephone number: 734-2678

Return to: (name and address)

X Key Bank of Oregon  
 Southern Oregon CBC  
 2 East Main St.  
 Medford, OR 97501

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 in the the financing statement bearing the recording number shown above.

By: \_\_\_\_\_

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

## UCC EXHIBIT A

1. **The Real Property.** All of Debtor's right, title and interest in and to the real property described on Exhibit "B" attached hereto, whether now held or hereafter acquired, together with all right, title and interest of Debtor in and to any roads, easements, streets and ways, open or proposed, bounding the real property described on Exhibit "B," and all rights of ingress and egress thereto (herein the "Real Property").
2. **The Improvements.** All buildings, structures, fixtures and other improvements of every kind and nature now or hereafter located on or about the Real Property, together with all renewals, replacements, substitutions, accessions, additions, products, proceeds, and proceeds of proceeds (of any generation) thereto and thereof (herein the "Improvements").
3. **The Personal Property.** All personal property, except personal property owned by tenants occupying the Improvements, of every kind and nature now owned and/or hereafter acquired and situated upon and/or used in connection with the operation, ownership, use or enjoyment of the Real Property and/or the Improvements or derived from the Tenant Leases or operation of the Real Property and Improvements, together with all renewals, replacements, substitutions, revenues, accessions, additions, products, proceeds, and proceeds of proceeds (of any generation) thereto and thereof (herein the "Personal Property"), including (without limitation) the following:
  - (i) All accounts, accounts receivable, chattel paper, income, revenues from operations conducted on the Premises, contracts for sale, leases, warranties, deposit accounts, documents, documents of title, equipment, fixtures, contract rights, general intangibles, goods, instruments, inventory, assumed business names of Debtor, and money;
  - (ii) All present and future accessions, conditional sales contracts, warranties, licenses, plats, franchises, as-built plans, approvals, permits, plans, specifications and general construction contracts;
  - (iii) All legal and equitable claims, judgments and awards now or hereafter accruing to the benefit of the Real Property, Improvements or Personal Property or the owner thereof;
  - (iv) Products and cash and noncash proceeds thereof as defined in the Uniform Commercial Code, now or at any time acquired, used or to be used for or in connection with the construction, use or enjoyment of the Real Property, whether in the possession of Debtor, warehousemen, bailees or any other person and whether located at the Real Property or elsewhere;
  - (v) All building, maintenance or service equipment; building, maintenance or raw materials or supplies; component parts or work in process; appliances; furnishings; equipment; furniture; machinery; and tools;
  - (vi) All bonding, construction, development, financing, guaranty, indemnity, maintenance, management, service, supply and warranty agreements; commitments; contracts, subcontracts, architectural and engineering plans and specifications, franchises, reports, studies and agreements; insurance policies; and licenses and bonds;
  - (vii) All deposits, reserves, prepayments, deferred payments, rebates, refunds and returns of money or property paid to or deposited with any governmental body, agency or authority, any public or private utility, district or company, insurance companies, or any other person, and all claims, causes of action, judgments and settlements at any time arising from damage to, taking of, or any loss, impairment or diminution in value of any of the Real Property, Improvements, Personal Property or Tenant Leases (collectively, the "Premises") or in the use thereof; and
  - (viii) All approvals, permits, licenses, or grants of rights or privileges which Debtor is required to obtain or comply with pursuant to its business operations.
4. **The Tenant Leases.** All of Debtor's right, title and interest in and to all leases and rental agreements for occupants, tenants and lessees of the Real Property and/or Improvements, whether now or hereafter existing (herein the "Tenant Leases").
5. **Income from Operations.** All income, room rates, revenues, rents, issues, profits, accounts, accounts receivable, general intangibles, contract rights or any other revenues related to the Premises or generated from operations conducted on the Premises, whether now or hereafter existing and whether characterized as being derived from real or personal property, including, without limitation, income from: inventory sales, tenant or guest occupancy of the Premises, personal services, amenities, concessions, vendors, food and bar services.
6. **Proceeds.** Without limiting the foregoing, all insurance and/or condemnation proceeds and awards (including title insurance proceeds) related to any of the foregoing or any interest in the foregoing, regardless of form or generation and regardless of the source of payment of insurance premiums (herein the "Proceeds").

## Exhibit B

3024 Shasta Way, Klamath Falls, OR 97603

All that portion of tracts 32 and 36, ENTERPRISE TRACTS, situated in the Northwest quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginnir, at the Southeast corner of said Tract 32; thence North 89 degrees 30 minutes 45 seconds West a distance of 281.8 feet (West 281.7 feet by previous records) to an iron pipe on the Northwestern line of Austin Street as deeded to Klamath County by Deed Volume 229, Page 300, Klamath County Deed Records; thence North 34 degrees 07 minutes 30 seconds East at right angles to South Sixth Street and along the Northwestern line of Austin Street a distance of 183.08 feet to an iron pin on a point on a line that is parallel to and 180 feet distant at right angles from the East line of said Tract 32; thence North 0 degrees 20 minutes 45 seconds East along said parallel line and along the Westerly line of Austin Street a distance of 722.70 feet to an iron pin being the true point of beginning of this description; said point being South 0 degrees 20 minutes 45 seconds West a distance of 400.02 feet from the iron pin marking the Southerly line of Shasta Way; thence North 89 degrees 39 minutes 15 seconds West a distance of 629.67 feet to an iron pin on the Southeasterly line of Avalon Street; thence North 30 degrees 37 minutes East along the Southeasterly line of Avalon Street a distance of 284.67 feet to an iron pipe; thence North 89 degrees 56 minutes East a distance of 118.32 feet to an iron pipe; thence North 0 degrees 07 minutes 30 seconds West a distance of 150.11 feet to an iron pipe on the Southerly line of Shasta Way; thence North 89 degrees 50 minutes 30 seconds East along the Southerly line of Shasta way a distance of 377.21 feet to an iron pin on the West line of Austin Street; thence South 0 degrees 20 minutes 45 seconds West along the West line of Austin Street a distance of 400.02 feet to the true point of beginning of this description.

Jackson County, Oregon

Recorded

OFFICIAL RECORDS

8:23 JUL 12 1995 AM

KATHLEEN S. BECKETT  
CLERK and RECORDERBy                      Deputy3-  
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 18th day  
of Sept A.D. 19 95 at 1:48 o'clock P M., and duly recorded in Vol. M95  
of Mortgages on Page 25172

FEE \$15.00

Bernetha G. Leach, County Clerk  
By Bernetha G. Leach