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THIS AGI hall supplement o secure Borrow and covering the	REEMENT is made this <u>lat</u> day of <u>August</u> , 1996, and is incorporated into an the Mortgage or Deed of Trust (Security Instrument) of the same date given by the undersigned (Borrowe rer's Note to KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION (Lender) of the same date property situated at (mortgaged premises): 2825 Wantland, Klamath Falls, OR 97603
Now hope and the second	and the county of effective process to the left be a plant which must be in the contract of the contract of the
and legally desc	ribed as:

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 surm 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.

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.

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 piedge of the rents, nor any prior assignment or piedge 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.

The provisiona 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.

Dated at K1	amath Falls	Oregon, this 1st	day ofAugust	, 1 <u>996</u> .
July En	chanon		Molanda	Je Bachanan
Borrower Neal G. Individually &	Buchanan POA for Yolanda	L. Buchanan	BorrowerYoland BY: Neal G. E	la L. Buchanan Buchanan POA
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a Notary Public for sai	d state nersonally s	Jalko ol reg	Himon kuziek ya ya ya r	", belote tile, the undersigned,
POA for Volenda	T. D. 1	appeared the Within Na	Med Neal G. Buch	anan, Individually &
POA for Yolanda	L. Buchanan	es tratical values - 75 - 7 - 15 es	costagena traen our exist you have	
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W. H. C. 238