the encumbered property.

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CONDITIONAL ASSIGNMENT OF RENTS VOL M96 Page 31882

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sets the bear of the street of a storet broad part at all be owner, and to mean any one or more personal or part as who
6.1 MonTHIS AGREEMENT is made this 140 thorn day of 160 October 10 10 10 10 19 96, and is incorporated into and
shall supplement the Mortgage or Deed of Frust (Security Instrument) of the same date given by the undersigned (Borrower)
to secure Borrower's Note to KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION (Lender) of the same date
and covering the property situated at (mortgaged premises):
507-513 Eldorado, Avenue, Klamath, Falls, Oregon 97601
and legally described as: the reserved of the state reconvergence of the state reconvergence of the state of
Lot 16, Block 40, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.
Tax Acct. #3809-28CB-5100 Key #305324
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Longwar of London San San London San London State Company of the San London S
Lender, as a condition to making said loan, has required the execution of this Conditional Assignment of Rents of

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 six

Borrowari

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.

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 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.

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The provisions	of this instrument shall be bir	nding upon the Bo	Prower its successors of	assigns, and upon the Lende
and its successors or a	ssigns. The word "3orrowe	r" shall be constr	ued to mean any one or	more persons or parties who
are holders of legal titl	e or equity of redemption t	o or in the elevan	acd to mean any one or	more persons or parties who say The word "Note" shall be
construed to mean the i	instrument given to audence	the indehead	salu mongaged premise	s. The word "Note" shall be alnst the mortgaged premises
and Security Instrumer	nt" shall he construed to ma	s lie indeblednes Skall inlander	s neld by the Lender aga	inst the mortgaged premises
mondano,	ir origin perconstitucit fo tue	an the instrument	t held by the Lender sec	uring the said indebtedness.
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a full and complete rate	and agreed that a full reco	onveyance or Sati	isfaction of the Security	Instrument shall constitute as
a ruii and complete relea	ise of all Lender's rights and l	interests, and that	after reconveyance, this	instrument shall be cancelled
Andres end by	·福斯林美国的2014年1月27日	r Hari or Morra	Prita in a region of the	
Dated at Klan	math Falls, Oregon, t	this <u>4th</u> da	ay of October	, 19 <u>96</u> .
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				pefore me, the undersigned,
a Notary Public for said s	state, personally appeared the	he within named		•
Carole L. Good	ding and Steve R. Good	900s i militershod Nino	tuo tava maden, kendik	
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known to me to be the Ide	antical individual(s) describe	d in and who exec	cuted the within instrume	nt and acknowledged to me
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of <u>October</u>	A.D., 1996 at1	1:30 o'clock _	A. M., and duly record	he 8th day
	of <u>Mortgages</u>		on Page _31882	•
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