

CONDITIONAL ASSIGNMENT OF RENTS

THIS AGREEMENT is made this 4th day of October, 1996, 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 AND LOAN ASSOCIATION (Lender) of the same date and covering the property situated at (mortgaged premises): 4100 Highway 97 North, Klamath Falls, OR 97601.

and legally described as:

A tract of land situated in Lot 1, Section 18, and Lot 5, Section 19, all in Township 38 South, Range 9 E.W.M., Klamath County, Oregon, being that portion of the tract described as Parcel 3 in Volume 297 on page 474, Deed Records of Klamath County, Oregon, lying South of the Dalles-California Highway.

Account No: 3809-1800-1800

Key No: 430876

Account No: 3809-19AB-100

Key No: 432393

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.

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.

This document is being re-recorded to establish it as a separate document.

REV. 7/18/95

10 AFTER RECORDING RETURN TO: Klamath First Federal Savings & Loan
540 Main St. Klamath Falls, OR 97601

31948 31655

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

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.

Dated at Klamath Falls, Oregon, this 4th day of October, 1996.

Security Mini-Storage, a partnership

BY: [Signature]
Borrower Richard F. Bogatay/Partner

BY: [Signature]
Borrower Jon Robert Bogatay/Partner

BY: [Signature]
Borrower Richard F. Bogatay/Individual

BY: [Signature]
Borrower Jon Robert Bogatay/Individual

STATE OF OREGON

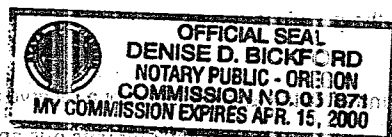
COUNTY OF KLAMATH

THIS CERTIFIES, that on this 4th day of October, 1996, before me, the undersigned,

a Notary Public for said state, personally appeared the within named Richard F. Bogatay & Jon Robert Bogatay, as partners and individuals,

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.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Notary Public for the State of Oregon

My commission expires: 4-15-2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal the 4th day of October A.D., 19 96 at 3:26 o'clock P. M., and duly recorded in Vol. M96 of Mortgages on Page 31649

FEE \$40.00

INDEXED

Bernetha G. Letsch County Clerk

By [Signature]



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 8th day of October A.D., 19 96 at 1:27 o'clock P. M., and duly recorded in Vol. M96 of Mortgages on Page 31947

FEE \$10.00 re-record

Bernetha G. Letsch County Clerk

By [Signature]