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TOGETHER WITH: all buildings, structures, equipment, fintures (including, but not limited to, trees, vines and shrabs) and improvements of every kind and description now or hereafter constructed or placed thereon; all standing timber and timber to be cut located thereon; all pumping plants, electrical generators, wind machines, and fencing and storage tanks, now or hereafter used in connection with the property, all of which are hereby declared to be fixtures; all grazing rights, leases, permits and licenses; all oil, gas, and mineral leases, permits and rights used with the property; and all tenements, hereditaments, easements, rights-of-way and appurtenances to the property (collectively the "Property").

water company, or other more coverienced a with boundaries of any district, against, in other gasaringing entry in within the boundaries of any partial materia a derendarad cuittlement apparteonant or olkerwise appliedble to the Property by vitter of the Property bund, and each waltan the sone are accurated intervation water such, where allocation, that that the floor (4)4, where strated or other preservers a descord of a horizon and whether or not pursuant to parate or which guestionental anti- it after a color of the right to ander officers signifies which the Property is cutilled with respect to simface watch which reach them a dot is the second สมนักษณ์ไม้ กระการประการ (กระการ) กระการกระการกระการกระการกระการกระการกระการกระการกระการ (กระการกระการ) (กระกา

or definer water or otherwise to deal with any Water Asselfstore, deproit or otherwise treates water in a water inchor similar or other arcorrenters for allocarrow ser, to transport all theirs from any could or other period to acquire, receive, exchange, soll, lower of otherwise from er pay thear Anothe to 2. All stock, jeterest or theiles (including any water allocations, voluig or decision rights) in any erticle required in any and

# SEE EXHIBIT "A" ATTACHED HERETO FOR REAL PROPERTY DESCRIPTION

evenues, or otherwise transfer any Water Assets or to change the point for diversion of water, the former is done. We get Assets hand or whet credies evidements are replicite Water Assars, to store, curry, tempport of station Water Assart are will be a 3. All licenses, prendle, approachs, contracts, destries, thibles and interests to appring or appropriate any Mathematical sciences.

WITNESSETH: That Trustor IRREVOCABLY GRANTS, CONVEYS AND ASSIGNS unto said Trustee, in trust, with power of sale together with right of entry and possession the following described real property situated in the County of Klamath a net of and Water year on the Parpose of the ascart "State of Mar Oregon

sentistic worp prostancer chapter for and Massi Trustee and Beneficiary, a corporation; existing and operating under the Farm Credit Act of 1971, as amended, having its principal place of business in Colusa, California ويع وموجع يردد ويوتك ووجعت

as Trustor, and Federal Land Bank Association of Coluse FLCA out and device the

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all activities used watering equipment and eff-systems, ditching laterals, conduits, and rights-of-war in

DOUGLAS EUGENE PARKER and JUDY ANN PARKER, husband and wife

generates einer weich oblied genühnets und water rentlocation rights, all imarande pôlicies ren adimeter provide eo sep. Water THIS DEED OF TRUST; made this managed and managed and June ; 1998 are and and and an and the between THOMAS WALL GRIFFITH and LISA GAYE GRIFFITH, husband and wife and

## AND ASSIGNMENT OF RENTS

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Colusa (CAL 95932 man of with Assoc Weer of ant constration of other nonses of major nor apple measure that an suler assinder sand more and minis to water or whatever rights to money, proceedes property or other been use are exchanged Ci werther 248 and forcin in the broadest and analogomprehending school of the terration. The terration References to Ma

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MHEN BECORDED WAIT LOISserined herein and further grants to Benchelary all of the rights and some best of a second parts True and also be deemed to be a security agreen of and Truetor does hereby create and grain in De witches, executing interview Federal Land Bank Associations of us appoint playarou and March year's constants of the and indexed on the fact of

78 JUN 24 P3:37 Unitorm Commercial Code and other applicable state Jup, which rights are cumulative.

real multiple struggers of River - White Rights (1916 2:49) Recording Requested by:

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Vol.<u>M98</u> Page\_22116

Water Assets: The Property shall also include all right, title, and interest at any time of Trustor (or any of its bailees, agents, or instrumentalities), whether now existing or hereafter arising or acquired, whether direct or indirect, whether owned legally, of record, equitably or beneficially, whether constituting real or personal property (or subject to any other characterizations), whether created or authorized under existing or future laws or regulations, and however arising in, including without limitation,

the following, which shall collectively be called "Water Assets Collection) the Lubrate.) all oil, the, and princial leases permits with sights used with the preperty and all tenent me, a restance sum concented on camed among states are done to the states of t 1. All water (including any water inventory in storage), water rights and entitlements, other rights to water and other rights to receive water or water rights of every kind or nature whatsoever including (i) the groundwater on, under, pumped from or otherwise available to the Property, whether as the result of groundwater rights, contractual rights or otherwise, (ii) Trustor's right to remove and extract any such groundwater including any permits, rights or licenses granted by any governmental authority or agency or any rights granted or created by any use, easement, covenant, agreement, or contract with any person or entity, (iii) any rights to which the Property is entitled with respect to surface water, whether such right is appropriative, riparian, prescriptive, decreed or otherwise and whether or not pursuant to permit or other governmental authorization, or the right to store any such water, (iv) any water, water right, water allocation, distribution right, delivery right, water storage right, or other water-related entitlement appurtenant or otherwise applicable to the Property by virtue of the Property being situated within the boundaries of any district, agency, or other governmental entity or within the boundaries of any private water company, mutual

water company, or other non-governmental entity;

2. All stock, interest or rights (including any water allocations, voting or decision rights) in any entity, together with any and all rights from any entity or other person to acquire, receive, exchange, sell, lease, or otherwise transfer any Water Assets, to store, deposit or otherwise create water credits in a water bank or similar or other arrangement for allocating water, to transport

or deliver water, or otherwise to deal with any Water Asset; 3. All licenses, permits, approvals, contracts, decrees, rights and interests to acquire or appropriate any Water Assets, water SUB BENT LEODERIA DECOMPLETION bank or other credits evidencing any right to Water Assets, to store, carry, transport or deliver Water Assets, to sell, lease, exchange, or otherwise transfer any Water Asset, or to change the point for diversion of water, the location of any Water Asset,

ewer ef site treather with righ of eatiry and posterilier the fithowing described and property dimension (no composed of the mean of the second of the secon the place of use of any Water Asset, or the purpose of the use of any Water Asset; 11. 4. All rights, claims, causes of action, judgments, awards, and other judicial, arbiter or administrative relief in any way

er amondelle auving its privaiped place er bredarse in 125, bare of got 1555 v 5. All storage and treatment rights for any Water Asset, whether on or off the Property or other property of Trustor, relating to any Water Asset; the Francisco Const.

together with all storage tanks, and other equipment used or usable in connection with such storage and any water bank deposit credits, deposit accounts or other rights arising on account of the storage or nonuse of any Water Asset; 6. All rights to transport, carry, allocate or otherwise deliver Water Assets by any means wherever located;

7. All irrigation and watering equipment and all systems, ditches, laterals, conduits, and rights-of-way used to convey such

(11.8.) All guaranties, warranties, marketing, management or service contracts, indemnity agreements, and water right agreements, other water related contracts and water reallocation rights, all insurance policies regarding or relating to any Water

AND ASSIGNATION OF REMTS 9. All rents, issues, profits, proceeds and other accounts, instruments, chattel paper, contract rights, general intangibles, Asset; deposit accounts, and other rights to payment arising from or on account of any use, nonuse, sale, lease, transfer or other on the second days to the for

disposition of any Water Asset. References to "water" and "water rights" are used herein in the broadest and most comprehensive sense of the term(s). The term "water" includes water rights and rights to water or whatever rights to money, proceeds, property or other benefits are exchanged or received for 32 on account of any Water Assets or any conservation or other nonuse of water, including whatever rights are achieved by depositing one's share of any Water Assets in any water bank or with any water authority, or any other water

To the extent that any of the Property, including without limitation any Water Asset, constitutes personal property, this Deed of Trust shall also be deemed to be a security agreement and Trustor does hereby create and grant to Beneficiary a security interest in all such personal property described herein and further grants to Beneficiary all of the rights and remedies of a secured party under the Uniform Commercial Code and other applicable state law, which rights are cumulative.

Vol. D. C. Love

ASN 1355 (10-96) Deed of Trust and Assignment of Rents - Water Rights (Page 2 of 9) (f).165

# 22118

TRUSTOR' ABSOLUTELY AND UNCONDITIONALLY ASSIGNS, transfers, conveys and sets over to Beneficiary all the rents, royalties, issues, profits, revenue, income and other benefits of the Property arising from the use or enjoyment of all or any portion thereof, including those set forth in Paragraph 9 above, or from any lease, innieral lease, or agreement pertaining to the Property (collectively the "Rents"); SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Trustor by Paragraph B.3 hereof. This assignment shall be perfected automatically without appointment of a receiver or Beneficiary becoming a mortgagee in possession.

FOR THE PURPOSE OF SECURING: (1) payment of the indebtedness or obligations evidenced by guarantees or by the following promissory note(s) payable by Trustor and/or others to the Beneficiary at the times, in the manner and with interest as therein set forth (notes may contain variable or adjustable interest rate provisions):

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(2) the payment of such additional loans or advances, including advances under a revolving line of credit, with interest thereon, as hereafter may be made to Trustor, or Trustor's successors or assigns, evidenced by a promissory note, guaranty or otherwise; PROVIDED HOWEVER, THAT, such additional loans or advances shall be secured by this Deed of Trust only if the promissory note, guaranty, or other document evidencing such loans or advances shall recite that it is to be secured by this Deed of Trust; (3) the payment of any substitute notes, renewals, reamortizations, conversion agreements and extensions of all indebtedness secured by this Deed of Trust; (4) the performance of every obligation and agreement of Trustor whether contained or incorporated by reference in this Deed of Trust, or contained in any loan document or guaranty executed by Trustor in favor of Beneficiary, with respect to any loan or advance secured by this Deed of Trust, together with interest thereon as herein provided. The foregoing shall hereinafter be referred to as the "Indebtedness". The continuing validity and priority of this Deed of Trust as security for future loans or advances shall not be impaired by the fact that at certain times hereafter there may exist no outstanding indebtedness from Trustor to Beneficiary or no commitment to make loans or advances.

## A. TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

1. To use loan proceeds solely for the purposes set forth in the loan application(s).

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2. To keep the Property in good condition, working order and repair; care for the Property in accordance with standards of good husbandry and to keep all trees, vines and crops on said land properly cultivated, irrigated, fertilized, sprayed, and fumigated; not to sell, transfer, assign, encumber or convey any water or water right from the Property, or to enter into an agreement for the nonuse of water, without the prior written consent of Beneficiary, not to remove, destroy or suffer the removal or destruction of any building, fence, canal, well or other improvements or fixtures thereon; not to remove, replace or alter any horticultural or viticultural tree, vine or shrub planted thereon without the prior written consent of Beneficiary, except in the ordinary course of business; to complete or restore promptly, and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon; to comply with all laws, covenants and restrictions affecting the Property; not to commit or permit waste thereof; not to commit, suffer or permit any act upon the Property in violation of law; to do all other acts which from the character or use of the Property may be reasonably necessary, the specific enumerations herein not excluding the general; to observe and perform all obligations of Trustor under any lease of the Property.

3. To provide, maintain and deliver to Beneficiary, fire and extended coverage, flood and all other types of insurance in terms and amounts as may be required by law or Beneficiary, with loss payable endorsements solely in favor of Beneficiary. In the event of loss, the insurance proceeds, or any part thereof, may be applied by Beneficiary, at its option, to reduce the indebtedness or restore or repair the property damaged. Failure to obtain, maintain or deliver to Beneficiary the insurance required shall constitute an event of default under this Deed of Trust.

At least thirty (30) days prior to the expiration of any such policy of insurance, Trustor will deliver a policy renewing or extending such expiring insurance and written evidence demonstrating payment of the premium for such insurance. If any such policy and evidence of payment (or copies of same, if originals cannot be delivered to Beneficiary) are not so delivered to Beneficiary, without notice to or demand upon Trustor and without releasing Trustor from any obligation under this Deed of Trust, Beneficiary may (but is not obligated to), at Trustor's expense, obtain insurance in such types, on such terms and in such amounts as Beneficiary in its sole discretion shall decide, through or from any insurance agency or company acceptable to it. Any insurance obtained by Beneficiary shall be for its sole benefit and to protect the security of this Deed of Trust. The expense and cost of such insurance shall, at Beneficiary's sole option, be payable on demand or added to the indebtedness as provided herein. Neither Trustee nor Beneficiary shall be chargeable with or responsible for the procurement or maintenance of any such insurance, the collection of any proceeds from such insurance, or the insolvency of any insurance company or underwriter. ASN hiss (10.96) Deed of Trust and Asignment of Relate (Page 300)

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4. To appear in and litigate any action or proceeding purporting to affect the security hereof, the title to the Property, or the rights or powers of Beneficiary or Trustee. Beneficiary or Trustee may appear in and highte any such action or proceedings, including any bankruptcy, partition or condemnation proceeding, affecting the Property, or Beneficiary's interest therein, in which event Trustor agrees to pay all costs and expenses thereof, including attorney's fees and costs of securing evidence of title. son houtone choused by threaties ay shall be for this sale by notification protect the secondry of this Deed of Types. The respectation control control of the protect of t

5. To pay on or before the due date all taxes and assessments affecting the Property, including all assessments upon water company stock and all rents, assessments and charges for water, appurtenant to or used in connection with the Property; to pay, when due, all encumbrances, charges, and liens, on the Property or any part thereof, which at any time appear to be prior or substitution an encounteration, and not require the respect of any partimeters, which aranythms appear to be seen as a substitution of the second r in armere on Location colleme deracterizating providant of the premium terbarch insertance of the Construction of a set of the set of the construction and the first an exactly provide the set of the set of the

6. In the event that Beneficiary utilizes the services of attorneys, accountants, appraisers, consultants, or other professional or outside assistance, including the services of in-house counsel or any other attorney or professional who is a direct employee of Beneficiary, the reasonable amount of expenses incurred by Beneficiary to utilize such persons in connection with the following Beneficiary, the reasonable amount of expenses incurred by beneficiary to uturze such persons in connection with the following shall be payable on demand and Beneficiary may, at its option, add the amount of such expenses to any portion of the snan of payable on demand and benchically may, at no option, and the antically for any provide the indebtedness; and charge interest on such amount at the interest rate applicable to such portion of the Indebtedness;

(a) The preparation or modification of this Deed of Trust, or any other agreement or document incident to the

Indeptedness: cost and periods of relationance of Transfor and Lass and a Property.

(b) Advising Beneficiary concerning its legal rights and obligations with regard to the Deed of Trust, the other agreements incident to the Indebtedness, or the Property, including advising Beneficiary with regard to the extent of Trustor's rights, if any, under the provisions of the Farm Credit Act, any policy or program of Beneficiary, or any state or federal law; edicités de Villentin al Terre, vien de Silvés elsanéel d'Artenin alphéin. Allé prine vénimerin, ést et s Vien de la maise de la companye de la

(c) Any litigation, dispute, pro-seding, or action, whether instituted by Beneficiary, Trustor or any other person, relating to the Indebtedness, the Property or Trustor's affairs; and a constant of Bewegenet, nor to encour plattor and a

(d) The furtherance of Beneficiary's interest in any bankruptcy, insolvency, or reorganization case or proceeding instituted by or against Trustor, including any steps to (i) modify or terminate the automatic stay, (ii) prohibit or condition Trustor's use of cash collateral, (iii) object to any disclosure statement or plan, (iv) propose or confirm a plan, and (v) prosecute or defend adversary proceedings or contested matters, and take or defend examinations or discovery, whether or not related to

any adversary proceeding or contested matter; LO BOALCE LILE STOLEMENT OF LINE DIED OF LKOST USERSON VCREES

(e) The inspection, verification, protection, collection, processing, sale, liquidation, or disposition of the Property, and (f) Any of the type of expenses referred to in (a) through (c) above incurred by Beneficiary in connection with any .

margin (1) any of the presence of the presence of the reaction of the reaction of the reaction of the reaction of the presence of the reaction of the reaction of the presence of the reaction of the reaction of the presence of the reaction The fees and costs described herein and elsewhere in this Deed of Trust shall be in addition to those set forth in the loan

agreement or any other written agreement between Trustor and Beneficiary. and opportunity

7. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation to do so and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the Property, Beneficiary or Trustee being authorized to enter upon the Property for such purposes; commence, appear in and litigate any action or proceeding purporting to affect the Property or the rights or powers of Beneficiary or Trustee, including any bankruptcy proceeding affecting the Property; pay, purchase, contest, or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; pay such fees, charges, rents or other payments accruing under the grazing permits described in Paragraph 10 below; and in exercising any such powers, incur any liability, expend whatever amounts in its absolute discretion it may deem necessary therefore, including attorney's, accountant's, and appraisal fees, environmental fees and costs of securing evidence of title, and all amounts so expended shall be obligations of Trustor secured by this Deed of Trust. Nothing contained herein shall prohibit Beneficiary from entering the Property, at a reasonable time and upon reasonable notice to Trustor, without incurring or assuming any obligations or liabilities whatsoever, for the sole purpose of inspecting the Property. 4: OF SHE CREATER II, PROMENT OF The Interbulker's OF OFGINIONS CLICHTORY OF COMPACE OF COMPACT. Property.

1998. To pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof, with interest from date of expenditore at the same rate as is provided for in the note or notes secured by this Deed of Trust. In the event that such sums are not immediately paid, they shall be added, along with the appropriate amount of capital stock or participation certificates, to the principal balance of the Indebtedness and shall accrue interest as therein set forth. All such sums shall be secured hereby. Exemple values on an other penelits of the Property filling from the order of other secure and other penelits of the Property filling from the order of all or set ASN 1335 (10/96) Deed of Trust and Astignment of Renit - Water Rights (Page 4 of 5) V221(3/12) (Aduction of a state of a

# 9. Environmental Laws and Hazardous Substances

(c) Trustor agrees that:

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such purposes; an et las Conte of Francial Regulations part 112;

use and (a) As used in this Paragraph 9: or some bad recent or emines on all consumant's sheet and the concourts too consent attractions and others. Printings could suppose (including any less and expension areas of a charactering and (i) "Environmental Laws" shall mean all federal, state and local laws, ordinances, rules and regulations now or hereafter in force, as amended from time to time, in any way relating to or regulating human health or safety, industrial hygiene or

(ii) "Hazardous Substances" shall mean any substance or material that is described, designated or regulated as a toxic or hazardous substance, waste or material or a pollutant or contaminant, or words of similar import, in any of the Environmental Lawstractured condition on the discussion of the transition of many and the second of the second state of the pro-

(iii) "Release" shall mean any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping or disposing into the environment, including continuing migration, of Hazardous Substances into, onto or through the soil, surface water or groundwater of the Property, whether or not caused by, contributed to, permitted by, acquiesced to or known to Trustor. The Brangershie blue addressing complete blow and should aver the off the ground should be address and Environmental Lows and other lane, ordinances, rules and regulations (the Remediation Work ). If concerns, the Floreston (

(iv) "User" means any person other than Trustor who occupies, uses or comes onto or has occupied, used or come onto the Property or any part thereof and any agent or contractor of such a personie OAN cyber cones any standard and any agent of contractor of such a personie OAN cyber and any agent of contractor of such a personie OAN cyber and any agent of contractor of such a personie OAN cyber agent of the such as the s or a Trantr is in include the any of its us a contrational structure of determine as set torib as the plantres of the test share

(b) Trustor represents and warrants to Beneficiary that as of the date of this Deed of Trust and to the best of Trustor's knowledge, based on due inquiry and investigation:

(i) except as previously disclosed in writing by Trustor to Beneficiary (A) no Hazardous Substances in excess of permitted levels or reportable quartities under applicable Environmental Laws are present in, on or under the Property or any nearby real property which could migrate to the Property, (B) no Release or threatened Release exists or has occurred, (C) neither Trustor nor any User has ever used the Property or any part thereof for the production, manufacture, generation, treatment, handling, storage, transportation or disposal of Hazardous Substances. (D) no underground, surface or elevated storage tanks of any kind, wells (except domestic water wells), septic tanks, pits, ponds or other impoundments (Tanks") are or ever have been located in or on the Property, and (E) no investigation, claim, demand, action or proceeding of any kind relating to any Release or threatened Release or any past or present violation of any Environmental Laws relating to the Property has been made or commenced, or is pending, or is being threatened by any governmental authority or other person;

(ii) all operations and activities at, and the use and occupancy of, the Property comply with all applicable

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applicable Environmental Laws for all activities and operations at, and the use and occupancy of, the Property;

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(iv) neither the Property, nor any portion thereof, nor any adjacent property or portion thereof, has been or is proposed to be listed under the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. Section 9601, et

seq.); or any analogous state law; and to presequent pupersance for on our surger up), as we that the second of th erte d'Renefer en el talle any industantion figs Reneficieny bolicole in grade faith hanvaille et construction efficient a

(i) Except in the ordinary course of business, in a good and husbandlike manner and in strict compliance with all applicable Environmental Laws, Trustor promises that neither Trustor nor any User shall use, produce, manufacture, generate, treat, handle, store, transport, or dispose of any Hazardous Substances in, on or under the Property, or use the Property for any

and requirements of each is completing appringing applicable to the maintenance and ask of sized. The is an incap, with me (ii) Trustor shall not cause, contribute to, permit or acquiesce to any Release or threatened Release:

ASN 1355 (10-9) Deed of Trust and Assignment of Reins - Weler Rights (Part 5 of 9) 261. (1) country ( min A signment of Reins - Weler Rights (Part 5 of 9)

(v) any written disclosure submitted by or on behalf of Trustor to Beneficiary at Beneficiary's request concerning any Release or threatened Release, past or present compliance by Trustor, User or any other person of any Environmental Laws applicable to the Property, the past and present use and occupancy of the Property, any environmental concerns relating to the Property and the like was true and complete when submitted organization of the transferred and the like was true and complete when submitted organization of the transferred and the like was true and complete when submitted or the transferred and the like was true and complete when submitted or the transferred and the like was true and complete when submitted or the transferred and the like was true and complete when submitted or the transferred and the like was true and complete when submitted or the transferred and the like was true and complete when submitted or the transferred and the like was true and complete when submitted or the transferred and the like was true and complete when submitted or the transferred and the like was true and complete when submitted or the transferred and the like was true and complete when submitted or the transferred and the like was true and complete when submitted or the transferred and the like was true and complete when submitted or the transferred and the like was true and complete when submitted or the transferred and the like was true and complete when submitted or the transferred and the like was true and the like was true and the true and (ii) immediately after fractor obtains any tolephotion indicating application three error is

(iii) Trustor and every User has, and is in strict compliance with, every permit, license and approval required by all

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12:11: ((III) Trustor shall comply fully, and shall cause every User to comply fully, with all Environmental Laws applicable to the Property, and all other laws, ordinances and regulations applicable to the use or occupancy thereof, or any operations or activities therein or thereon:

(iv) With respect to any Tanks disclosed in writing to Beneficiary, Trustor shall comply with all Environmental Laws and any requirements of city or county fire departments, applicable to the maintenance and use of such Tanks, including, without limitation, Title 40 of the Code of Federal Regulations part 112; State, Sandle, Mora, musquir, et diquest of any Hazardon's Substances in, or or moder the Projection or state. Project (

(v) To facilitate performance of Trustor's obligations under Paragraph 9(c)(i), (ii), (iii) and (iv) of this Deed of Trust, Trustor shall regularly inspect the Property, monitor the activities and operations of every User and confirm that every User has obtained and fully complies with all permits, licenses and approvals required by all applicable Environmental Laws; વર્ણ્ય છે. 1.171

(vi) Immediately after Trustor obtains any information indicating any Release or threatened Release, or that Hazardous Substances in, on or under any nearby property could migrate to the Property or a violation of any Environmental Laws may have occurred or could occur regarding the Property, Trustor shall give notice thereof to Beneficiary with a reasonably detailed description of the event, occurrence or condition in question; and the sub open because of sub page a 197 au constrain des louire substituted by or ou behalf of Trustee to Beneficiary at Beneficiary

(vii) If Beneficiary obtains any information that Beneficiary believes in good faith indicates a reasonable possibility of a Release or threatened Release, or that Hazardous Substances in, on or under any nearby real property could migrate to the Property or any violation of any Environmental Laws may have occurred or could occur regarding the Property, then Trustor shall, at the expense of Trustor, promptly after a request by Beneficiary, or Beneficiary may at Trustor's expense any time prior to completion of a judicial or nonjudicial foreclosure, engage a qualified environmental engineer to conduct a comprehensive environmental assessment of the Property and prepare and submit to Beneficiary a written report containing the findings and conclusions resulting from such investigation. Trustor shall, on demand, pay to Beneficiary all sums expended by Beneficiary in connection with any such comprehensive environmental assessment, together with interest thereon after such demand at the interest rate as set forth in the applicable promissory note(s) evidencing the Indebtedness;

(ii) all operatives and avoidle set, and the net and occeptance es, in,

(viii) Trustor shall permit, or cause any User to permit, Beneficiary or its agents or independent contractors to enter and inspect the Property (including the taking of building materials, soil and groundwater samples) at any reasonable time and after reasonable notice, except in an emergency, whether or not a default has occurred under this Deed of Trust, and including after the commencement of judicial or nonjudicial foreclosure proceedings, for purposes of determining, as Beneficiary deems necessary or desirable: the existence, location or nature of any Hazardous Substances into, onto, or spread beneath or from the Property, that is located or has been spilled, disposed of, discharged or released on, under or about the Property. Trustor acknowledges that all inspections and reviews undertaken by Beneficiary are solely for the benefit and protection of Beneficiary and agrees that Beneficiary shall have no duty to Trustor with respect to Hazardens Substances or Environmental Laws as a result of any such inspections, and such inspections shall not result in a waiver of any default by Trustor. If Trustor or any User fails to comply fully with the terms of this section, Beneficiary may obtain affirmative injunctive relief to compel such compliance; and

period on our subjection in an additional accepted a

(ix) If any Release or threatened Release exists or occurs before this Deed of Trust is reconveyed or foreclosed upon, or if Trustor is in breach of any of its representations, warranties or covenants as set forth in this Section 9, Trustor shall immediately give notice of the condition to Beneficiary, and Trustor shall at its own expense cause all Hazardous Substances to be cleaned up and removed from the Property, and the Property shall be restored, in compliance with all applicable Environmental Laws and other laws, ordinances, rules and regulations (the "Remediation Work"). If requested by Beneficiary, Trustor shall submit to Beneficiary, for Beneficiary's prior approval, complete plans and specifications for all Remediation Work to be done before any Remediation Work is performed, except in an emergency. Alternatively, Beneficiary may cause such Remediation Work to be completed at Trustor's expense. Incremental computer of presentation of presentation of the second (the Releas of shall reveas any spilling, leaking, punping, pensing, emitting, emitting, employer die sargie

(d) Beneficiary shall have the right, but not the obligation, to advise appropriate governmental authorities of any environmental condition on or affecting the Property that constitutes or may constitute a breach of Trustor's obligations hereunder, equations search at any range of a forgation or companying or young of same public

(e) Trustor and its successors and assigns shall indemnify, defend, protect, and hold harmless Beneficiary, and/or Trustee, its directors, officers, employees, agents, shareholders, successors and assigns and their officers, employees or agents, from and against any and all claims, suits, damages, foreseeable and unforeseeable consequential damages, liens, losses, liabilitics, interest, judgments, cleanup costs, demands, actions, causes of action, injuries, administrative proceedings and orders, consent agreements and orders, penalties, costs and expenses (including any fees and expenses incurred in enforcing this indemnity, any out-of-pocket litigation costs, sums paid in settlement of claims, and all consultant, expert and the reasonable fees

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and expenses of counsel, including in-house legal services) of any kind whatsoever ("Claims") paid, incurred or suffered by, or asserted against Beneficiary and/or Trustee, including but not limited to Claims arising out of loss of life, injury to persons, asserted against Beneficiary and/or Trustee, including but not limited to Claims arising out of loss of life, injury to persons, trespuss or damage to or contamination of property or natural resources, or injury to business, in connection with or arising out of the activities of Trustor on the Property, Trustor's predecessors in interest, third parties who have been invited, permitted or arise out of or result from or in any way connected with the Property; whether or not caused by Trustor or within the control of arise out of or result from or in any way connected with the Property; whether or not caused by Trustor or within the control of or discharge of any Hazardous Material or Contaminant at or from said Property and/or the cleanup of Hazardous Materials or contaminants within, on or under said Property; (ii) Trustor's breach of any of the representations, warranties and covenants contaminants within, on or or ordinance.

(f) Trustor's representations, warranties, covenants and indemnities contained herein shall survive the occurrence of any event: whatsoever, including without limitation the payoff of the promissory note secured hereby, the reconveyance or foreclosure of this Deed of Trust, the acceptance by Trustee, of a deed in lieu of foreclosure, or any transfer or abandonment of the Property: where on the property and the property and the provide the property.

une rroperty. 10. Grazing Rights. If any portion of the Property described in this Deed of Trust is used by Trustor as the basis for obtaining grazing permits or other grazing rights issued by any governmental agency, including without limitation the Forest Service; U.S. Department of Agriculture or the Bureau of Land Management, U.S. Department of Interior, Trustor covenants and agrees as follows:

and agrees as follows: (Contract the part of the second of the part of the par

respect, except as fully disclosed in writing to Beneticiary; jaw (ii) and the second state of the second

will comply will all laws, rules and regulation as may be required to cause the renewal or reissuance of said grazing permits or (c) Trustor will take such timely action as may be required to cause the renewal or reissuance of said grazing permits or other rights from time to time as they expire during the term thereof. Trustor agrees and acknowledges that the failure to other rights from time to time as they expire during the term thereof. Trustor agrees and acknowledges that the failure to reacw or cause the reissuance of any said permits for any reason, whether the result of an act or omission of Trustor or for reacw or cause the reissuance of any said permits for any reason, whether the result of an act or omission of Trustor or for reacw or cause the reissuance of any said permits for any reason, whether the result of an act or omission of Trustor or for reacw or cause the reissuance of any said permits for any reason, whether the result of an act or omission of Trustor or for reacw or cause the reissuance of any said permits for any reason. Whether the result of an act or omission of Trustor or for reacw or cause the reissuance of any said permits for any reason. Whether the result of an act or omission of the right set reasons beyond Trustor's control, is an event of default here under and Beneficiary shall have the right to exercise the rights set forth in this Deed of Trust; and

(d) Trustor agrees to pay all fees, charges, rents or other payments accruing under said permits or any renewals thereof prior to delinquency. In the event Trustor fails to pay any such payment, the amount unpaid shall become a part of the Indebtedness and shall be immediately due and payable.

11. Water Rights. All water used on, or water rights arising from or related to the Property is deemed to be real property and is not personal property. Trustor represents that Trustor is not in the business of transferring water and, therefore, any sale or transfer of any water or water rights is not a transfer of goods in the ordinary course of business. Trustor further agrees that or transfer of any water or water rights be goods identified to a contract. Trustor hereby acknowledges that any severance of in no event will any water or water rights be goods identified to a contract. Trustor hereby acknowledges that any severance of water or water rights from the Property would materially harm the Property.

12. 'Trustor shall furnish Beneficiary as soon as possible,' but in no event later than 120 days after each fiscal year end, financial reports for each of the undersigned, including a balance sheet and a profit and loss statement. B. IT IS MUTUALLY AGREED THAT:

B. IT IS MUTUALLY AGREED THAT: 1. Any award of damages in connection with any faking or condemnation or injury to the Property by reason of public use, cr 1. Any award of damages in connection with any faking or condemnation or injury to the Property by reason of public use, cr 1. Any award of damages in connection with any faking or condemnation or injury to the Property by reason of public use, cr 1. Any award of damages in connection with any faking or condemnation or injury to the Property by reason of public use, cr 1. Any award of damages in connection with any faking or condemnation or injury to the Property by reason of public use, cr for damages resulting from private trespass or injury to the Property, is absolutely and unconditionally assigned and shall be paid for damages resulting from private trespass or injury to the Property, is absolutely and unconditionally assigned and shall be paid for damages resulting from private trespass or injury to the Property, is absolutely and unconditionally assigned and shall be paid for damages resulting from private trespass or injury to the Property, is absolutely and unconditionally assigned and shall be paid for damages resulting from private trespass or injury to the Property, is absolutely and unconditionally assigned and shall be paid for damages resulting from private trespass or injury to the Property, is absolutely and unconditionally assigned and shall be paid for damages resulting from private trespass or injury to the Property, is absolutely and unconditionally assigned to Beneficiary may apply the same on the Indebtedness. Trustee may require the terms and conditions of Trustee may require. For the assignments herein made as Beneficiary or Trustee may require.

effect the assignments nerem made as beneficiary of inside may require a second spectra to be an intermediate of and second spectral to be an according to the indebtedness, and without otherwise 1. 2. At any time, without affecting the liability of any person for the payment of the Indebtedness, and without otherwise affecting the security hereof, Trustee may (a) consent to origin in the making of any map or plat of the Property; (b) grant any affecting the security hereof, Trustee may (a) consent to origin in the making of any map or plat of the Property; (b) grant any affecting the security hereof, Trustee may (a) consent to origin in the making of any map or plat of the Property; (b) grant any affecting the security hereof, Trustee may (a) consent to origin in the making of any map or plat of the Property; (b) grant any affecting the security hereof, Trustee may (a) consent to origin in the making of any map or plat of the Property; (b) grant any easement or create any restriction thereof; (c) subordinate this Deed of Trust; (d) extend or modify the term of the loan or loans secured hereby; and (c) reconvey without warranty; all or any part of the Property. Trustor agrees to pay reasonable Trustee's secured hereby; and (c) reconvey without warranty; all or any part of the Property. Trustor agrees to pay reasonable Trustee's fees for any of the foregoing services: optimic present of the root between any queepublic of the torogeneous of the

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3. Prior to any default by Trustor in the payment, observance, performance and discharge of any condition, obligation, S. FIMI W any ucrame by HUMON in the payment, conservance, performance and machange of any continuous, outgation, covenant; or agreement of Trustor contained herein, Trustor may, as the agent and fiduciary representative of Beneficiary for collection, and distribution managements collect and economic the Dents of their comparison and complete the Dents collection and distribution purposes only, collect and receive the Rents as they come due and payable; the Rents are to be collection and institution purposes (only, collect and receive (the Actus as (1957) collect and (Payable (on any Promissory note of applied by Trustor to the payment of the principal and interest and (all other stims) due or payable (on any Promissory note of applied by Trustor to the payment of the principal and interest and (all other stims) due of payable (on any Promissory note of a payment) of the principal and interest and (all other stims) due of payable (on any Promissory note of a payment) of the principal and interest and (all other stims) due of payable (on any Promissory note of a payment) of the principal and interest and (all other stims) due of payable (on any Promissory note of a payment) of the payment of all other stimes are complete which payable (on any Promissory note of a payable). applied by Husbur with payment of the principal and interestant an other sums one or payable under this Deed of Trust and to the payment of all other sums payable under this Deed of Trust and, thereafter, so guaranty secured by this Decu of Trust and to the payment of an other sums payaote inner uns Decu of Trust and, mercaner, so long as aforesaid has occurred, the balance shall be distributed to the account of Trustor. However, Beneficiary shall have the iong as an coard has organical, the values shall be distributed to the account of truster. Frowever, beneficiary shall have the right before or after the occurrence of any default to notify any account debtor to pay all amounts owing with respect to Rents at the second default becaute the formation of the second default becaute the second default becaute the formation of the second default becaute t right octors or after the occurrence of any ustant to noting any account deolor to pay an amounts owing with respect to Kents directly to Beneficiary. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a pression to be another a better and without and without a be respectively for the respectively of the respective uncerty to be appointed by a court, and without regard to the adequacy of any security for the Indebtedness, enter upon and in the adequacy of any security for the Indebtedness, enter upon and is the adequacy of a security for the Indebtedness, enter upon and icceiver to be appointed by a court, and without regard to the aucquacy of any security for the inductiones, enter upon and take possession of the Property or any part thereof, in his own name, sue for or otherwise collect such Rents, including those and the possession of the Property or any part thereof, in his own name, sue for or otherwise collect such Rents, including those and the possession of the Property or any part thereof, in his own name, sue for or otherwise collect such Rents, including those and the possession of the Property or any part therein and the possession of the Property of any part therein and the possession of the Property of any part therein and the possession of the Property of any part therein and the possession of the Property of the possession of the Property of any part therein and the possession of the Property of any part therein and the possession of the Property of any part therein and the possession of the Property of any part therein and the possession of the Property of any part therein and the possession of the Property of the possession of the Property of any part therein and the possession of the Property of the possession of the possession of the property of the possession of the possession of the property of the possession of the property of the possession of the possess are possession of the rioperty of any part mercol, in ins own name, sue for or otherwise confect such reasonable attorney's past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's past une and unpaid, and apply the same, isso costs and expenses of operation and concetton, including reasonable austricy's fees, upon any Indebtedness, and in such order as Beneficiary may determine, also perform such acts of repair, cultivation, invitation or protection or moves to concern the value of the Benefit also have the value of the Benefit also ices, upon any independences, and in such order as benchedary may determine, also perform such acts of repair, comvation, irrigation or protection, as may be necessary or proper to conserve the value of the Property; also lease the same or any part iberref for such rental terms and many and conditions as its indement mere distance become for bound and and

inigation or protection, as may or necessary or proper to conserve the value of the rioperty, also nease the same of any part thereof for such rental, term, and upon such conditions as its judgment may dictate; also prepare for harvest, remove, and sell any crops that may be growing upon the Property, and apply the proceeds thereof upon the Indebtedness. 4. The entering upon and taking possession of the Property, the collection of such Rents, or the proceeds of fire and other 4: The chiefing upon and taking possession of the rioperty, the conclusion of such remits, or the proceeds of fire and other insurance policies, or compensation or awards for any taking of or damage to the Property, and the application or release thereof

usurance policies, or compensation or awards for any taking of or damage to the rioperty, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice. 5. Upon default by Trustor in payment of all or a portion of the Indebtedness or in performance of any agreement

J. Upon uclaum by frustor in payment of an or a portion of the independences of in portionnance of any agreement hereinder, all sums secured hereby shall inimediately become due and payable at the option of the Beneficiary and in accordance with amplicable state law. In the event of default Banefitter mast elevator connect to enforce normant of the nercunder, all sums secured nercoy shall immediately become due and payable at the option of the payment of the accordance with applicable state law. In the event of default, Beneficiary may employ counsel to enforce payment of the applicable state law. In the property in accordance with the power of cale granted herein and the applicable state to call the Property in accordance with the power of cale granted herein and the applicable state to call the Property in accordance with the power of cale granted herein and the applicable state to call the Property in accordance with the power of cale granted herein and the applicable state to call the Property in accordance with the power of cale granted herein and the applicable state to call the Property in accordance with the power of cale granted herein and the applicable state to call the Property in accordance with the power of cale granted herein and the applicable state to call the Property in accordance with the power of cale granted herein and the applicable state in the power of cale granted herein and the applicable state is a state to call the property in accordance with the power of cale granted herein and the power of accordance with applicable state law. In the event of default, beneficiary may employ counsel to enforce payment of the Indebtedness, may cause the Trustee to sell the Property in accordance with the power of sale granted herein and the applicable the law, and may exercise such other rights and remedies granted under this Deed of Trust or by law and equity, including, but interface the law, and may exercise such other rights and remedies granted under this Deed of Trust or by law and equity, including, but interface the law, and may exercise such other rights and remedies granted under this deed of Trust or by law and equity, including, but interface the law, and may exercise such other rights and remedies granted under this deed of Trust or by law and equity, including, but interface the law, and may exercise such other rights and remedies granted under this deed of Trust or by law and equity, including, but interface the law of the law state taw, and may exercise such other rights and remedies granicu under this Decu of Must or by law and equily, including, our not limited to, California Code of Givil Procedure Sections 726.5 and 736, or similar state law, which rights and remedies shall be not innicu io, Camornia Couc of Civil Procedure Sections 1203 and 130, or similar state law, which signs and remembers shall be completive and not exclusive. Trustee may sell the Property either as a whole or in separate parcels, and in such order as it may determine. The superscenario shall be complete in function means of the United States at the time of the cale. In available the cumulative and not exemptive. Trustee may sen the rioperty cluter as a whole of miseparate parcets, and in such order as it may determine. The purchase price shall be payable in lawful money of the United States at the time of the sale. In exercising the private of sale contributed barain. Trustee may hold one of more color of all or one postion of the Broasty by amblic power of sale contained herein. Trustee may hold one or more sales of all or any portion of the Property by public power of sale contained herein, trustee may note one or more sales of an or any portion of the rioperty by public announcement at the time and place of sale set forth in the notice thereof, and from time to time thereafter may postpone such also constant of all or out notice of the Benerity to the constant of any terminate constant of all or out notice the constant of the Benerity to the constant of the Benerit allouncement at the unit and place of sale bet form in the nouse mercol, and from unit to that mercaner may postpone such sale of sales of all or any portion of the Property to the same or separate days by public announcement at such time fixed by the presenting nectronoment. Any necessity inducting Tracted or Repetition matterior bases at matching Benefitian to the same of the property to the property to the same of t suic or saids or any portion of the property to the same or separate days by public announcement at such time incer by the preceding mystponement. Any person, including Trustee or Beneficiary, may purchase at such sale. Beneficiary may credit bid at a preceding mystponement. Any person, including Trustee or Beneficiary, may purchase at such sale. Beneficiary may credit bid at a preceding mystponement. Any person, including Trustee or Beneficiary, may purchase at such sale. Beneficiary may credit bid at a preceding mystponement. Any person, including Trustee or Beneficiary, may purchase at such sale. Beneficiary may credit bid at a preceding mystponement. Any person, including Trustee or Beneficiary, may purchase at such sale. Beneficiary may credit bid at a preceding mystponement. preceding instrument. Any person, including musice or penenciary, may purchase at such sale. Demendiary may crean on at any such sale, and if Beneficiary is the successful purchaser, if may apply any of the outstanding Indebtedness in settlement of the surchase price. Beneficiary may recent to and realize man the security becauder and any other real or percent property any such sale, and a Denemiciary is the succession purchaser, a may apply any of the outstanding indepretations in sequences of personal property purchase price. Beneficiary may resort to and realize upon the security hereinder and any other real or personal property with as place the advantage may read to any read upon the security nereunder and any other real or personal property as security now or hereafter held by Beneficiary for the obligations secured hereby in such order and manner as Beneficiary may, in its rate decreasing determines or new reaction of any other security needs to be advantage of the security of the obligations of the security needs to be advantage of the security of the security needs to be advantage of the security needs to be advantage of the security of the securi security now or neucauter neur by Demendary for the oungations secured neucoy in such order and manner as Demendary may, in its sole discretion, determine; or may resort to any or all such security may be taken concurrently or successively and in one or terment consolidated or independent indicial actions or learful nonindicial recordings or both. If the Independent is also us sole unscretion, determine; or may resort to any or an such security may be taken concurrently or successively and in one of several consolidated or independent judicial actions or lawful nonjudicial proceedings, or both. If the Indebtedness is also secured by personal property, fixtures or crops, Beneficiary may enforce its security interest in the personal property, fixtures and its line under this Deed of Torot is any management in only order or converse manifestic law and scurce of personal property, havings of crops, benchcary may empire ins security interest in the personal property, names and crops and its lien under this Deed of Trust in any manner and in any order or sequence permitted by applicable law. All crops and its lien under this Decu of Trust in any manner and in any order or sequence permitted by applicable law. An remedies are cumulative and none are exclusive; no election by Beneficiary to pursue one remedy or item of collateral shall be temenes are cumulative and none are exclusive; no encourse of penemetary to pursue one remeay or mem or contateral snan of deemed to be a release or waiver of any other item of collateral or a release or modification of the liability of Trustor or any contents to perform in full all obligations to Respirate to recording to the structure to perform the full all obligations to Respirate to recording to the structure to perform the full all obligations to Respirate to perform the structure to p uccinen to oc: a release or waiver or any other nem or consistent or a release or moundation or the mounty or russion or any guarantor to pay all Indebtedness or perform in full all obligations to Beneficiary. The procedures governing the enforcement by the former of the state in which the Beneficiary of its freedomers and provisional comparison terms due to both the accurate that he accurate the torus of the state in which the guaranus to pay an inconciness of perform in tun an oungations to percision, the procedures governing the environment of Beneficiary of its foreclosure and provisional remedies against Trustor shall be governed by the laws of the state in which the Property is located. Nothing contained berein shall be construed to require that the substantive law of the state in which the Property is located, Nothing contained herein shall be construed to provide that the substantive law of the state in which the Property is located, holl, and to the Property is located, holl, and to the Property is located with the substantive law of the state in which the Property is located with the substantive law of the state in which the Property is located with the substantive law of the state in which the Property is located with the substantive law of the state in which the Property is located with the substantive law of the state in which the Property is located with the substantive law of the state in which the Property is located with the substantive law of the state in which the Property is located with the substantive law of the state in which the substantive law of the state in the state in the substantive law of the state in the substantive law of the state in which the substantive law of the state in the substantive law of the state in which the substantive law of the state in the state i rioperty is located. Nothing contained herein shan be construct to provide that the substantive law of the state in which the promissory Property is located shall apply to the Beneficiary's rights and the Trustor's obligations hereinder or under the promissory

rioperty is located shall apply to the beneficiary's rights and the trustor's oungations necessary or under the promissory note was note(s), which are and shall continue to be governed by the substantive law of the state in which the promissory note was 6. The failure on the part of the Beneficiary to promptly enforce any right hereunder shall not operate as a waiver of such executed association in the second of contrasts in the providence of the proprietion and a second of the proprietion of the pro Use the failure on the part of the behaviorary to promptly entored any right necessary of any other or subsequent defaults. Subsequent is and the waiver by Beneficiary of any default shall not constitute a waiver of any other or subsequent defaults. Subsequent right and the waiver by focusingary of any usiant shall not constitute a waiver of any default by Trustor, or of Beneficiary's rights acceptance of any payment by the holder hereof shall not be deemed a waiver of any default by Trustor, or of Beneficiary's rights

acceptance of any payment by the noncerner or shall not be deemed a waver of any default of frustor, or of benenciarys rights hereunder as the result of any sale, agreement to sell; conveyance, or alienation, regardless of holder's knowledge of such default, increasurer as the result of any sale, agreement to set; conveyance, or anonaton, regardless of sale, agreement to sell, conveyance, or alienation at the time of acceptance of such payment. 7: This Deed of Trust applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner of any note secured auministrations, executions, successors and assigns. Fills term beneficiary and mean me noncer and owner of any note secured bereby; for; if the note has been pledged; the pledged thereof; In this Deed of Trust, whenever the context so requires, the nercoy; ut, H. me now has occur neuged, and progeo mercon, H. mis Decu us Hust, whenever the context so, requires, me masculine gender includes the feminine and/or neuter, and the singular number includes the plural. All obligations of Trustor have the low feminine and/or neuter for the context of the start of the s mascume gender includes un remaine and/or-neuter, and the singular number includes the plural. An oougations of irustor hereinder are joint and severall 3 of . Historic includes with our future function of the second se nercunder are joint and severall from Lenging including for any find what over the Contract projection of the projection ASN 1355 (10-96) Deed of Trust and Assignment of Rents - Water Rights (Page 8 of 9)

8. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

9. Beneficiary may, from time to time or at any time, substitute a Trustee or Trustees to execute the trust hereby created, and when any such substitution has been filed for record in the office of the Recorder of the county in which the Property herein described is situated, it shall be conclusive evidence of the appointment of such Trustee or Trustees, and such new Trustee or Trustees shall succeed to all of the powers and duties of the Trustee or Trustees named herein.

10. (a) In the event the herein-described Property, or any part thereof, or any interest therein, is sold, agreed to be sold, conveyed, alienated or further encumbered or transferred, including any water transfer as defined in subsection (b) below, by Trustor, or by operation of law or otherwise, without Beneficiary's prior written consent, all Indebtedness, irrespective of the maturity dates, at the option of the holder hereof, and without demand or notice, shall immediately become due and payable. Failure to exercise such option shall not constitute a waiver of the right to exercise this option in the event of subsequent sale, agreement to sell, conveyance or alienation.

(b) A water transfer is any transfer, assignment, sale, agreement to sell, conveyance, exchange, gift, encumbrance, pledge, hypothecation, alienation, grent of option to purchase, or other disposition of, directly, indirectly or in trust, voluntarily or involuatarily, by operation of law or otherwise, or the entry into a binding agreement to do any of the foregoing with respect to all or any part of any existing or hereafter created or acquired Water Assets.

11. If Trustor is an entity other than a natural person (such as a corporation or other organization), then all Indebtedness, irrespective of the maturity date, at the option of Beneficiary, and without demand or notice, shall become immediately due and payable if: (a) a beneficial interest in Trustor is sold or transferred; (b) there is a change in either the identity or number of the managing members or managers of Trustor if Trustor is a partnership or similar entity; or (c) there is a change in ownership of more than 25% of the voting stock of Trustor if Trustor is a corporation or similar entity.

12. In the event any one or more of the provisions contained in this Deed of Trust or in any promissory note or guaranty hereby secured shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Deed of Trust or said promissory note or guaranty, but this Deed of Trust and said promissory notes or guaranties shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein or therein.

13. The undersigned Trustor agrees that he/she is entitled only to those notices required by applicable law and requests that a copy of any notice of default and of any notice of sale hereunder be mailed to Trustor at the address set forth below.

4583 King Road Williams, CA 95987

4583 King Road Williams, CA 95987 <u>I Thomas Wall Juffer</u> Thomas Wall Griffith

sa Gave Griffi

Douglas Eugene Parker

udy <u>Ann</u> Park Ann Parker

4582 Freshwater Road Williams, CA 95987

4582 Freshwater Road Williams, CA 95987

#### EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1: The N1/2 SE1/4 of Section 36, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2: NE1/4, W1/2 of Section 36, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SE1/4 NW1/4, W1/2 SE1/4, E1/2 SW1/4 of Section 30 Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

NW1/4 NE1/4, E1/2 NW1/4, Government Lots 1 and 2 of Section 31, Township 35 South, Range 11. East of the Willamette Meridian, Klamath County, Oregon.

### PARCEL 3:

Government Lots 3 and 4 in Section 1, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4: A tract of land situated in Sections 2 and 3, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Section 2: The SW1/4 NE1/4; S1/2 NW1/4; N1/2 SW1/4 and SW1/4 SW1/4 Section 3: The S1/2 SE1/4 lying Easterly of the Sprague River Highway

And Government Lots 1, 2, 3, and 4, Section 2, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

### PARCEL 5:

Lot 4, Section 12, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THE FOLLOWING:

Beginning at a point on the South line of Government Lot 4 of said Section 12, said point being 246.2 feet West of the Southeast corner of said Lot and is marked by a 1 1/4" iron pipe 30 inches long; thence North 38 degrees 30' West, a distance of 395.5 feet to a 1 1/4" iron pipe 30 inches long; thence North 13 degrees West, a distance of 243.8 feet to a 1 1/4" iron pipe 30 inches long; thence North 39 degrees West, a distance of 509.0 feet, to a 1 1/4" iron pipe 30 inches long; thence North 77 degrees West, a distance of 458.00 feet, more or less, to a point on the West line of said Lot; thence South, a distance of 1042.0 feet, more or less, to the Southwest corner of said Lot; thence East a distance of 1074.0 feet, more or less, to the point of beginning, being a part of Government Lot 4, Section 12, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. Oregon.

PARCEL 6: Parts of Government Lot 1 and 2 of Section 1, a part of the Fractional E1/2 of the E1/2 of Section 2, and parts of Government Lots 3 and 1, a part of the NW1/4 of the NW1/4 and a part of Government Lot 2, Section 12, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the point of Intersection of the East line of Government Lot 3 of said Section 12, with the meander line of Round Lake, from which point the meander corner on the East line of said Section 12 bears South 49 degrees 56' 30" East, 1713.2 feet distant; thence Northerly along said meander line as follows:

- (1) North 59 degrees 35' 30" West, 774.1 feet to a point;
- (2) North 47 degrees 48' 00" West, 1313.8 feet to a point;



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(3) North 55 degrees 04' 30'' West, 986.6 feet to a point; said point being hereinafter referred to a "Point X";

(4) North 17 degrees 35' 00" West, 838.1 feet to the meander corner on the North line of said Section 12;

(5) North 57 degrees 35' 00" West, 987.1 feet to a point; said point being hereinafter referred to as Point "Y";

(6) North 10 degrees 16' 30" West, 2157.3 feet to a point;

(7) North 5 degrees 13' 00" West, 980.3 feet to a point;

(8) North 20 degrees 56' 00" West, 87.0 feet to the meander corner on the West line of said Section 1; and

(9) North 23 degrees 22' 30" West, 1701.9 feet to the meander corner on the North line of said Section 2; thence North 89 degrees 56' 00" West, leaving said meander line, along said North section line, 32.7 feet, more or less, to the point of intersection of said North line with a parallel to and 30 feet distant Westerly from, when measured at right angles to, the last herein described course of said meander line, said point of intersection being marked by an iron pipe 1 1/4" in outside diameter, 30 inches long and driven into the ground as are all angle points on, and the Southerly terminus of, the Westerly line of the real property hereby described so marked; thence Southerly parallel to and 30 feet distant Westerly from said meander line, as follows:

(1) South 23 degrees 22' 30" East, 1714.0 feet, more or less, to a point on the bisector of the re-entrant angle first on said meander line;

(2) South 20 degrees 56' 00" East, 82.4 feet, more or less, to a point on the bisector of the re-entrant angle next on said meander line; and

(3) South 5 degrees 13' 00" East, 977.4 feet, more or less, to a point on the bisector of the sallent angle next on said meander line;

(4) South 10 degrees 16' 30" East, 429.0 feet to a point; thence South 50 degrees 47' 00" West, leaving said parallel line, 1553.4 feet to a point; thence South 63 degrees 53' 00" East, 1710.6 feet, more or less, to a point which is South 8 degrees 16' 30" West, 38.9 feet from Point Y; thence South 45 degrees 52' 30" East, 921.3 feet to a point; thence South 31 degrees 19' 30" East, 780.5 feet, more or less, to the point of intersection of the bisector of the sallent angle at Point X and a line which is parallel and 30 feet distant Westerly from when measured at right angles to, said meander line; thence Southerly parallel to and 30 feet distant Westerly from said meander line, as follows:

(1) South 55 degrees 04' 30" East, 994.8 feet, more or less, to a point on the bisector of the re-entrant angle next on said meander line; and

(2) South 47 degrees 48' 00" East, 1315.0 feet, more or less, to a point on the bisector of the sallent angle next on said meander line; thence South 49 degrees 35' 00" East, leaving said parallel line, 899.8 feet, more or less, to a point of the East line of Government Lot 3 of said Section 12; said point being the Southerly terminus of said Westerly line and being the Northwest corner of a tract of land in Government Lot 4 of said Section 12, conveyed by Louis W. Soukup and wife, to Weyerhaeuser Timber Company by a deed dated October 7, 1953, recorded in Deed Volume 264 at page 617, Records of Klamath County, Oregon; thence North 00 degrees 07' 00" East, along said East lot line, 216.00 feet, more or less, to the point of beginning. EXCEPTING AND RESERVING from the above described property, the following portions thereof:



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A portion of Government Lots 1 and 2 of Section 1 and the E1/2 of the SE1/4 of Section 2, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the meander corner on the South line of Section 1, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North 55 degrees 51' West along the meander line through said Section 1, a distance of 953.02 feet to a 1 1/4" iron pipe 30" long which is the true point of beginning; thence North 9 degrees 35' West continuing along said meander line a distance of 1715.03 feet to a 1 1/4" iron pipe 30" long which is 1486.71 feet South 7 degrees 04' East of the meander corner between said Sections 1 and 2; thence south 47 degrees 38' West 1505.82 feet to a 1 1/4" iron pipe 30"; thence South 64 degrees 11' East a distance of 1553.10 feet, more or less, to the true point of beginning.

#### PARCEL 7

PARCEL 7: Beginning at a point on the East line of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which bears South 0 degrees 35' 57" East a distance of 1154.42 feet from the Northeast corner of said Section 7; thence South 89 degrees 28' 55" West 1279.11 feet to the Northwest corner of parcel described in Volume M79, page 15948, Deed Records of Klamath County, Oregon, and the true point of beginning of this description; thence South 0 degrees 11' 38" East 330.01 feet to the Southwest corner of said parcel; thence South 89 degrees 28' 55" West 38.56 feet to the West line of the E1/2 of the NE1/4 of said Section 7; thence North along said West line 330.01 feet to a point; thence North 89 degrees 28' 55" East 40.89 feet to the point of beginning.

The West 50 feet of the N1/2 of the S1/2 of the NE1/4 of the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

That portion of the North 157.15 feet of the S1/2 of the S1/2 of the NE1/4 of the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying West of the property conveyed by deed recorded July 5, 1979 in Volume M79, page 15956, Microfilm Records of Klamath County, Oregon.

#### PARCEL 8:

Government Lots 3 and 4 of Section 35; S 1/2 SW 1/4, SW 1/4 SE 1/4, Government Lots 7 and 8 in Section 36; all in Township 38 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM, a portion of Government Lots 3 and 4, Section 35, Township 38 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Round Lake Meander Line angle point number one, which is North 22 degrees 49' 23" West, 1593.30 feet from the Meander Corner common to Section 35, Township 38 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and Section 2, Township 39 South, Range 7 East of the Willamette Meridian; thence South 22 degrees 49' 23" East along said Meander Line, 248.86 feet; thence North 17 degrees 40' 31" West, 64.62 feet; thence North 04 degrees 33' 21" West, 199.74 feet to a point on said Meander Line; thence South 62 degrees 51' 25" West along said Meander Line, 68.60 feet to the point of beginning.

#### PARCEL 9

The NE 1/4 SW 1/4, Government Lots 2, 3, and 5, in Section 31, Township 38, South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING AND RESERVING THEREFROM part of the NE 1/4 SW 1/4 and of Government Lots 2 and 3 of said Township, Range and Section, more particularly described as follows:

Beginning at the quarter corner of the West line of said Section 31: thence South along (continued)



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said West line a distance of 676.0 feet to a 1 1/4 inch iron pipe 30 inches long; thence South 67 degrees East, a distance of 1169.0 feet to a 1 1/4 inch iron pipe 30 inches long; South 0/ degrees East, a distance of 1109.0 reet to a 1 1/4 inch iron pipe 30 inches long; thence South 50 degrees East, a distance of 969.0 feet to a 1 1/4 inch iron pipe 30 inches long; thence South 27 degrees East, a distance of 927.0 feet, more or less, to a point on the South line of said Section, which point is marked by a 1 1/4 inch iron pipe 30 inches long; thence East along said South line, a distance of 379.0 feet, more or less, to the South quarter corner of said Section 31; thence North along the North and South center line of said Section; thence West along the East and West center of said Section, a distance of 2640.0 feet, more or less to the point of beginning. 2640.0 feet, more or less to the point of beginning.

#### PARCEL 10

SW 1/4 SE 1/4 NE 1/4, W 1/2 NW 1/4, NW 1/4 SW 1/4, W 1/2 NE 1/4 SE 1/4, W 1/2 SE 1/4 NE 1/4 SE 1/4, W 1/2 E 1/2 SE 1/4 NE 1/4 SE 1/4, N 1/2 N 1/2 N 1/2 SE 1/4 SE 1/4, Government Lots 1, 2, 3, 6 and 7 of Section 6; all in Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM, the Eastern 850 feet of fractional Government Lot 1, Section 6, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East 1/16 corner of Section 6, Township 39 South, Range 8 East of the Willamette Meridian as located on Klamath County Survey No. 3141; thence South 89 degrees 09' 39" West, 850.0 feet; thence South 00 degrees 03' 47" East of the Willamette Meridian, 1247.657 feet; thence North 89 degrees 22' 55" East, 850.0 feet; thence North 00 degrees 03' 47" East of the Willamette Meridian, 1247.657 feet; thence North 89 degrees 22' 55" East, 850.0 feet; thence North 00 degrees 03' 47" East of the Willamette Meridian, 1247.657 feet; thence North 89 degrees 22' 55" East, 850.0 feet; thence North 00 degrees 03' 47" East of the Willamette Meridian, 1247.657 feet; thence North 89 degrees 05" East, 850.0 feet; thence North 00 degrees 03' 47" East of the Willamette Meridian, 1247.657 feet; thence North 89 degrees 05" East, 850.0 feet; thence North 00 degrees 03' 47" East 05' West 100' Meridian (100' Meridian ( 03' 53" West, 1250.937 feet to the point of beginning.

#### PARCEL 11:

A portion of Government Lots 3 and 4 of Section 36, Township 38 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Commencing at the East quarter corner of said Section 36; thence South along the East line of said Section, 676.0 feet to a 1 1/4 inch iron pipe 30 inches long, which is the true point of beginning; thence South 75 degrees 32' West, a distance of 820.13 feet to a 1 1/4 inch iron pipe 30 inches long; thence North 79 degrees 54' West, a distance of 647.74 feet to a 1 1/4 inch iron pipe 30 inches long; thence North 64 degrees 25' West, a distance of 692.67 feet to a 1 1/4 inch iron pipe 30 inches long; thence North 57 degrees 56' West, a distance of 530.90 feet to a 1 1/4 inch iron pipe 30 inches long; thence North 77 degrees 24' West, a distance of 169.01 feet more or less to a point on the West line of Lot 3, said point being marked by a 1 1/4 inch iron pipe 30 inches long; thence South along said West line, a distance of 284.04 feet, more or less to an intersection with the meander line, said point being marked by a 1 1/4 iron pipe 30 inches long; thence South 73 degrees 21' East, along said meander line, a distance of 2786.44 feet, more or less, to the meander corner on the East line of said Section 36; thence North along said East line, a distance of 555.66 feet, more or less, to the true point of beginning. Commencing at the East quarter corner of said Section 36; thence South along the East line of 555.66 feet, more or less, to the true point of beginning.

PARCEL 12: Government Lots 5 and 6 in Section 36, Township 38 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

### PARCEL 13:

(A) That portion of Section 31, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

That portion of said Section 31, lying South and Westerly of the Southwesterly line of Government Lot 3, East of the East line of Government Lot 5, and North of the South line of said Section 31.

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(B) That portion of Section 6. Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

That portion of said Section 6, lying South of the North line of said Section 6, West of the Westerly line of Government Lot 1, North of the North line of Government Lot 7 and East of the East line of the NW 1/4 NW 1/4 of said Section 6.

#### PARCEL 14:

A portion of Government Lot 2, Section 35, Township 38 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Round Lake Meander Corner common to Section 35, Township 38 South, Range 7 East of the Willamette Meridian and Section 2, Township 39 South, Range 7 East of the Willamette Meridian; thence North 22 degrees 49' 23" West along Round Lake Meander Line, 1344.44 feet; thence South 17 degrees 40' 31" East, 120.73 feet; thence South 19 degrees 37' 20" East, 185.878 feet; thence South 21 degrees 59' 03" East, 125.58 feet; thence South 28 degrees 01' 55" East, 261.442 feet; thence South 20 degrees 46' 05" East, 82.846 feet; thence South 11 degrees 09' 11" East, 346.271 feet; thence South 15 degrees 06' 27" East, 102.59 feet; thence South 56 degrees 31' 37" East, 155.20 feet to the point of beginning.

### PARCEL 15

A portion of Government Lots 1 and 2, Section 36, Township 38 South, Range 7 East and Lot 1, Section 35, Township 38 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Round Lake Meander Line, which is North 73 degrees 07' 15" West, 2803.186 feet from the Meander Corner common to Section 36, Township 38 South, Range 7 East of the Willamette Meridian, and Section 31, Township 38 South, Range 8 East of the Willamette Meridian; thence North 73 degrees 07' 15" West along said Meander Line, 1826.137 feet; thence South 62 degrees 50' 27" West along said Meander Line, 1060.662 feet to the West line of said Section 36; thence South 62 degrees 51' 25" West along said Meander Line, 1389.60 feet; thence North 04 degrees 33' 21" West, 109.76 feet; thence North 14 degrees 34' 05" East, 112.153 feet; thence North 35 degrees 56' 03" East, 325.695 feet; thence North 50 degrees 21' 21" East, 508.430 feet; thence North 59 degrees 54' 31" East, 413.479 feet; thence North 70 degrees 29' 37" East, 294.126 feet to a point on the East line of said Section 35; thence North 70 degrees 29' 37" East, 42.96 feet; thence North 80 degrees 19' 58" East, 765.797 feet; thence South 81 degrees 49' 58" East, 203.082 feet; thence South 81 degrees 43' 02" East, 280.351 feet; thence South 60 degrees 18' 51" East, 194.825 feet; thence South 71 degrees 42' 17" East, 141.931 feet; thence South 78 degrees 42' 11" East, 758.094 feet; thence South 88 degrees 08' 42" East, 227.595 feet; thence South 82 degrees 32' 02" East, 57.118 feet; thence South 69 degrees 20' 53" East, 87.05 feet; thence South 00 degrees 00' 00", 263.71 feet to the point of beginning.

TOGETHER WITH a perpetual non-exclusive easement 30 feet in width for access over an existing road located in Section 6, Township 39 South, Range 8 East of the Willamette Meridian, as described in easement recorded July 7, 1980 in Volume M80, page 12439, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH an easement 50 feet in width for right of way for pumping plant and ditch, and for ingress and egress for repair and maintenance of same, along the Northerly line of Lots 4 and 5 and the SW 1/4 SW 1/4 of Section 6, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 16: The SW 1/4 SW 1/4 and Government Lots 4 and 5, Section 6, Township 39 South, Range 8 East

GRIFFITH/PARKER DEED OF TRUST & ASSIGNMENT OF RENTS 6/2/98

### EXHIBIT "A" LEGAL DESCRIPTION (continued)

PARCEL 17: Government Lot 1 of Section 7, EXCEPTING THE FOLLOWING:

Beginning at the Southeast corner of said parcel from which the Southeast corner of the North half of said Section 7, bears South 43 degrees 53' 53" East, 1866.65 feet; thence South 89 degrees 48' 22" West 820.00 feet; thence North 00 degrees 11' 38" West, 810.00 feet; thence North 89 degrees 48' 22" East 820.00 feet; thence South 00 degrees 11' 38" East, 810.00 feet to the point of beginning.

Government Lot 6 and the NW1/4 of the NW1/4 of Section 7; all in Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.



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State of <u>California</u>	ACKNOWLEDGMENT
County of <u>Colusa</u>	
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personally appeared Theme	before me,Nita Lang, Notary Public
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MTA LANG Constitution # 1152664 Notary ALEC California Collina County My Comm. Expires Apr 8, 2001	WITNESS my hand and official seal.
Title or Type of Document: Document Date: Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signe	Number of Pages:
Signer's Name:	
<ul> <li>☐ Individual</li> <li>☐ Corporate Officer Title(s):</li> <li>☐ Partner — □ Limited □ General</li> <li>☐ Attomev-in-Fact</li> </ul>	Signer's Name: Individual Corporate Officer Title(s): Partner — I Limited II General Attorney-in-Fact
	TUMBERING Trustee
Trustee Guardian or Conservator Other:	Partner — I Limited I General     Attorney-in-Fact     Guardian or Conservator     Other:     Guardian or Conservator     Gord frumb here     Signer Is Representing:

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County ofColusa	> SS.
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	A personally known to me
	□ proved to me on the basis of satisfactory evidence
	to be the person (s) whose name (s) is/and
	subscribed to the within instrument and acknowledged to me within instrument and
CONNIE WILCOX	acknowledged to me that be/she/bey executed
Commission # 1143525 Notary Public - California	the same in this/her/their authorized
Course County	capacity(023), and that by Xbs/her/bbs/r signature(3) on the instrument
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	the entity upon behalf of which the person(s), or acted, executed the instrument.
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State of California	
	> ss.
County of <u>Colusa</u>	<b></b> _ <b></b>
On <u>6/16/98</u> , before me, <u>Date</u>	CONNIE WILCOX, NOTARY PUBLIC
personally appeared DOUGLAS EUGENE	PARKER and JUDY ANN PARKER
	Name(s) of Signer(s)
	Expersonally known to me proved to me on the basis of satisfactory evidence
CONNIE WILCOX Commission # 1148525 Notary Public - California Colusa County My Carren, Expires Aug 22, 2001	to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/thei/their authorized capacity(ies), and that by his/their signature(s) on the instrument the person(s), on the entity upon behalf of which the person(s) acted, executed the instrument.
	WITNESS my hand and official seal.
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Though the information below is not required by la and could prevent fraudulent removal ar Description of Attached Document Title or Type of Document: Document Date: Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer Signer's Name: Corporate Officer — Title(s): Partner — □ Limited □ General Attorney in Fact Trustee Guardian or Conservator Other: Signer Is Representing: REGON: COUNTY OF KLAMATH : ss.	w, it may prove valuable to persons relying on the document nd reattachment of this form to another document.