

63407

Vol. 198 Page 27358

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'98 JUL 27 A11:22

STATE OF OREGON

UNIFORM COMMERCIAL CODE

FINANCING STATEMENT

KSJ/AB

REAL PROPERTY - Form UCC-1A

THIS FORM FOR COUNTY FILING OFFICER USE ONLY

THE FINANCING STATEMENT is presented to the County Filing Officer pursuant to the Uniform Commercial Code.		
1A. Debtor Name(s): <b>Ritter Ranch</b> SEE SCHEDULE A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE 1B. Debtor Mailing Address(es): 28100) Ritter Road Bonanza, OR 97623	2A. Secured Party Name(s): <b>The Mutual Life Insurance Company</b> of New York 2B. Address of Secured Party from which security information is obtainable: 1740 Broadway New York, NY 10019	4A. Assignee of Secured Party (if any):  4B. Address of Assignee: 

3. This financing statement covers the following types (or items) of property (check if applicable): SEE SCHEDULE A ATTACHED HERETO AND  
 SEE EXHIBIT "A" INCORPORATED HEREIN BY THIS REFERENCE

- ☒ The goods are to become fixtures on: Attached hereto ☐ The above timber is standing on: \_\_\_\_\_  
☐ The above minerals or the like (including gas and oil) or accounts will be financed at the wellhead or minehead of the well or mine located on: (describe real estate)

and the financing statement is to be filed for record in the real estate records. (If the debtor does not have an interest of record) The name of a record owner is:

☐ Check box if products of collateral are also covered

Number of attached additional sheets: \_\_\_\_\_

A carbon, photographic or other reproduction of this form, financing statement or security agreement serves as a financing statement under ORS Chapter 79.

By:

Carol J. Ritter, Walter N. Ritter  
Deane Ritter, Margaret H. Ritter  
 Signature(s) of the Debtor required in most cases.

Paul White  
B. N. N.  
 Signature(s) of Secured Party in cases covered by ORS 79.4020

## INSTRUCTIONS

## 1. PLEASE TYPE THIS FORM.

2. If the space provided for any item(s) on this form is inadequate, the item(s) should be continued on additional sheets. Only one copy of such additional sheets need to be presented to the county filing officer. DO NOT STAPLE OR TAPE ANYTHING TO THIS FORM.

3. This form (UCC-1A) should be recorded with the county filing officers who record real estate mortgages. This form cannot be filed with the Secretary of State. Send the Original to the county filing officer.

4. After the recording process is completed the county filing officer will return the document to the party indicated. The printed termination statement below may be used to terminate this document.

5. The RECORDING FEE must accompany the document. The fee is \$5 per page.

6. Be sure that the financing statement has been properly signed. Do not sign the termination statement (below) until this document is to be terminated.

Recording Party contact name: Sharon Speak

Recording Party telephone number: 314-278-5555

Return to: (name and address)

SHARON M SPEAK  
 MUTUAL OF NEW YORK  
 ONE MID RIVERS DRIVE SUITE 120  
 ST PETERS MO 63376

Loan No. 12484

Please do not type outside of bracketed area.

## TERMINATION STATEMENT

This statement of termination of financing is presented for filing pursuant to the Uniform Commercial Code. The Secured Party no longer claims a security interest in the the financing statement bearing the recording number shown above.

By:

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

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SCHEDULE A  
LOAN NO. 12484  
RITTER RANCH

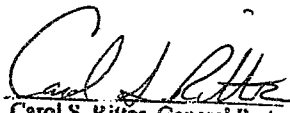
1A.  
RITTER, PAUL M.,  
RITTER, CAROL S.,  
RITTER, BRUCE N.,  
RITTER, DIANE L.,  
RITTER, NORMAN N. and  
RITTER, MARGERY K.

3.

A security interest in and to all sprinklers, sprinkler heads and risers, pipelines, delivery systems, pumps and pumping plants, gearheads, engines, turbines, generators, transformers, motors, mainlines (buried and above ground), laterals, center pivot irrigation systems, handline sprinkler systems, wheel lines, solid set drag lines, gearheads, drivelines, cooling jackets, underground pipe, underground tile, buried valves, flow meters, boosters, mainlines, and all other irrigation equipment and fixtures now or hereafter located on and used for water delivery and irrigation of the real property described in Exhibit "A", including, but not limited to, those items more particularly on Exhibit "B" attached hereto and being incorporated herein by this reference, together with all substitutions, replacements, additions and accessions thereto and any and all allied equipment, including by way of example, but not by way of limitation, electrical panels, control boxes, electrical wiring, pipes, valves, elbows, couplers, flanges, reducers, plugs, risers and sprinklers.

Ritter Ranch, a Partnership

By:



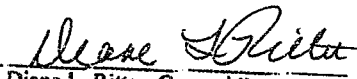
Carol S. Ritter, General Partner  
and in her individual capacity

By:



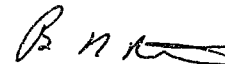
Paul M. Ritter, General Partner  
and in his individual capacity

By:

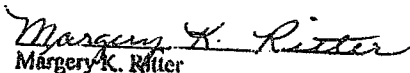


Diane L. Ritter, General Partner  
and in her individual capacity

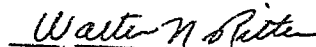
By:



Bruce N. Ritter, General Partner  
and in his individual capacity



Margery K. Ritter



Walter N. Ritter

SCHEDULE A  
LOAN NO. 12484  
RITTER RANCH

1A.

RITTER, PAUL M.,  
RITTER, CAROL S.,  
RITTER, BRUCE N.,  
RITTER, DIANE L.,  
RITTER, NORMAN N. and  
RITTER, MARGERY K.

3.

A security interest in and to all sprinklers, sprinkler heads and risers, pipelines, delivery systems, pumps and pumping plants, gearheads, engines, turbines, generators, transformers, motors, mainlines (buried and above ground), laterals, center pivot irrigation systems, handline sprinkler systems, wheel lines, solid set drag lines, gearheads, drivelines, cooling jackets, underground pipe, underground tile, buried valves, flow meters, boosters, mainlines, and all other irrigation equipment and fixtures now or hereafter located on and used for water delivery and irrigation of the real property described in Exhibit "A", including, but not limited to, those items more particularly on Exhibit "B" attached hereto and being incorporated herein by this reference, together with all substitutions, replacements, additions and accessions thereto and any and all allied equipment, including by way of example, but not by way of limitation, electrical panels, control boxes, electrical wiring, pipes, valves, elbows, couplers, flanges, reducers, plugs, risers and sprinklers.

Ritter Ranch, a Partnership

By: X  
Carol S. Ritter, General Partner  
and in her individual capacity

By: X  
Paul M. Ritter, General Partner  
and in his individual capacity

By: X  
Diane L. Ritter, General Partner  
and in her individual capacity

By: X  
Bruce N. Ritter, General Partner  
and in his individual capacity

X  
Margery K. Ritter

X  
Walter N. Ritter

**EXHIBIT A**  
**MONY Loan No. 12484**  
**Ritter Ranch**

**DESCRIPTION OF PROPERTY**

The following described real property situate in Klamath County, Oregon:

**PARCEL 1:**

Township 37 South, Range 11 East of the Willamette Meridian

Section 32: SE  $\frac{1}{4}$  SW  $\frac{1}{4}$ , SW  $\frac{1}{4}$  SE  $\frac{1}{4}$

Township 38 South, Range 11 East of the Willamette Meridian

Section 5: SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ , W  $\frac{1}{2}$  SE  $\frac{1}{4}$ , Less that portion described in deed recorded in Volume M75 page 14511, records of Klamath County, Oregon.  
 Lots 2, 3, 4, S  $\frac{1}{2}$  NW  $\frac{1}{4}$ , N  $\frac{1}{2}$  SW  $\frac{1}{4}$ , SE  $\frac{1}{4}$  SE  $\frac{1}{4}$ , S  $\frac{1}{2}$  SW  $\frac{1}{4}$

Section 6: E  $\frac{1}{2}$  NE  $\frac{1}{4}$ , NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ , Lot 2 and the SW  $\frac{1}{4}$  NE  $\frac{1}{4}$ , NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  lying Northerly of the Center thread of Wildhorse Creek

Section 7: NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , lying South of Highway 140, except the West 60 feet thereof.

Section 8: W  $\frac{1}{2}$  E  $\frac{1}{2}$ , N  $\frac{1}{2}$  NW  $\frac{1}{4}$ , E  $\frac{1}{2}$  SW  $\frac{1}{4}$ , E  $\frac{1}{4}$  NE  $\frac{1}{4}$ , NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ , SE  $\frac{1}{4}$  NW  $\frac{1}{4}$

SAVING AND EXCEPTING those parcels shown as Parcel 2 below.

**PARCEL 2:**

Township 38 South, Range 11 East of the Willamette Meridian

Section 6: Lot 2 and also a tract of land situated in NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 6, Township 38 South, Range 11 East of the Willamette Meridian, more particularly described as follows: Beginning at a 5/8 inch iron pin marking the East quarter corner of said Section 6; thence S42°22'55" W a distance of 840.26 feet to a 1/2 inch iron pin and the true point of beginning of this description; thence S69°30'20" W a distance of 423.02 feet to a 1/2 inch iron pin; thence S09°19'40" E a distance of 561.50 feet, more or less, to the South line of the NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of said Section 6; thence Easterly along said South line a distance of 300.00 feet, more or less, to a point that is 566.75 feet Westerly from the Southeast corner of the NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 6; thence N00°25'35" E a distance of 704.12, more or less, to the point of beginning; with bearings based on Survey No. 1165 as recorded in the office of the Klamath County Surveyor.

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**EXHIBIT A**  
**MONY Loan No. 12484.**  
**Ritter Ranch**

**PARCEL 2 - Continued**

Sections 5 and 8: A tract of land situated in the SE  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 5 and the N  $\frac{1}{2}$  NW  $\frac{1}{4}$  of Section 8, Township 38 South, Range 11 East of the Willamette Meridian, more particularly described as follows: Beginning at a point from which the Northwest corner of said Section 8 bears S77°50'31"W a distance of 1486.15 feet; thence N56°50'40" E a distance of 60 feet; thence S86°14'55" E a distance of 250.68 feet; thence S40°53'59"E a distance of 448.75 feet; thence S01°43'39"E a distance of 935.16 feet; thence West a distance of 792.22 feet; thence N01°31'46" W a distance of 103.00 feet; thence N01°52'19" W a distance of 383.82 feet; thence N18°04'00" E a distance of 468.59 feet; thence N03°24'46" W a distance of 178.59 feet; thence N18°55'02" E a distance of 155.58 feet to the point of beginning, with bearings based on Survey No. 920 as recorded in the office of the Klamath County Surveyor;

TOGETHER WITH a 60 foot wide easement for ingress and egress described as follows: Beginning at a point from which the Northwest corner of Section 8 bears S77°50'31" W a distance of 1486.15 feet; thence N56°50'40" E a distance of 60.00 feet; thence N33°09'20" W a distance of 611.42 feet to the Southerly right of way line of State Highway No.140; thence S51°50'40" W along said right of way a distance of 60.23 feet; thence S33°09'20" E a distance of 605.17 feet to the point of beginning.

**PARCEL 3:**

Parcels 1 and 2 of Land Partition 18-94, situated in Section 8, Township 38 South, Range 11 East of the Willamette Meridian, and filed in the office of the County Clerk on March 2, 1995.

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**EXHIBIT B**  
**MONY Loan No. 12484**  
**Ritter Ranch**

POWER UNIT				PUMP UNIT		
PUMP SITE	MANUFACTURER	HORSE POWER	SERIAL NUMBER	MANUFACTURER	TYPE	SERIAL NUMBER
Pump Station #1	Century	50	SC-364UCZ FCA	Berkley	Centrifugal	317
Pump Station #2	<div style="border: 1px solid black; padding: 2px;">in repair shop</div>	70			Centrifugal	
	US Motor	20	7373753 903331-009	Berkley	Centrifugal	
Well #1	US Motor	150	C2688-01 788	Ingersol Rand	Turbine	
	Century	50	6-33910-01	Berkley	Centrifugal	8051564
	Century	40	SC-32UY-FCK	Berkley	Centrifugal	5778
	Baldor	50		Berkley	Centrifugal	M1212
Well #2	General Electric	100	5K6267XH5A	Berkley	Centrifugal	7020049
	Century	50	9-323060-01	Berkley	Centrifugal	3963
	Century	30	9-323051-01	Berkley	Centrifugal	5778
North Pivot #3 (booster pump)	IVECO Diesel		80311	Cornell		4RB-EM16-3

## Other Irrigation Equipment

Type	Manufacturer	Number	Identification	Model	Description
North Pivot #1	Zimmatic		L10826		10 tower
North Pivot #2	Lockwood			2200	10 tower
North Pivot #3	Valley		D994493		8 tower
South Pivot #1	Valley			6000	9 tower
Wheelines		14			1/4 mile
Handlines		470 pieces			3 inch
Buried Mainline		1300 ft.			12 inch PVC
		900 ft.			8 inch PVC
Mainline		700 ft.			10 inch
		5300 ft.			8 inch
		5800 ft.			6 inch
		2400 ft.			5 inch

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of First American Title the 27th day  
of July A.D., 1998 at 11:22 o'clock A. M., and duly recorded in Vol. M98  
of Mortgages on Page 27358.

FEE \$30.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross