

This space reserved for County Filing Officer use only

STATE OF OREGON UNIFORM COMMERCIAL CODE FINANCING STATEMENT
REAL PROPERTY - Form UCC-1A
THIS FORM FOR COUNTY FILING OFFICER USE ONLY

This FINANCING STATEMENT is presented to the county filing officer pursuant to the Uniform Commercial Code.

1A. Debtor Name(s): LTC PROPERTIES, INC.	2A. Secured Party Name(s): SANWA BANK CALIFORNIA, as Administrative Agent	4A. Assignee of Secured Party (if any):
1B. Debtor Mailing Address(es): 300 Esplanade Drive Suite 1860 Oxnard, CA 93030	2B. Address of Secured Party from which security information is obtainable: 601 South Figueroa Street Los Angeles, CA 90017	4B. Address of Assignee:

3. This financing statement covers the following types (or items) of property (check if applicable): Please see Exhibit A and Exhibit B attached hereto and incorporated herein by this reference.
- ☒ The goods are to become fixtures on _____ ☐ 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: LTC Properties, Inc.

☐ Check box if products of collateral are also covered Number of attached additional sheets: 3

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

By: LTC PROPERTIES, INC.
By: Wendy Simpson
Signature(s) of the Debtor required in most cases.

Signature(s) of Secured Party in cases covered by ORS 79.4020

INSTRUCTIONS

- PLEASE TYPE THIS FORM.
- If 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.
- 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. Sent the Original to the county filing officer.
- 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.
- The RECORDING FEE must accompany the document. The fee is \$5 per page.
- Be sure that the financing statement has been properly signed. Do not sign the termination statement (below) until this document is to be terminated.

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)

Recording Party contact name: _____

Recording Party telephone number: _____

Return to: (name and address)

Return to:

CL@S

account number

289

WWW.CLASINFO.COM
1455 RIVER PARK DRIVE, SUITE 110
SACRAMENTO, CA 95815-4506
TEL: 916.564.2000 / 800.952.5494
FAX: 916.564.2900

t, Suite 2800

attery Jr.

Please do not type outside of bracketed area.

(Revised 2/94)

ORIGINAL COPY

Klamath County, Oregon

EXHIBIT A TO UCC-1 FINANCING STATEMENT

DEBTOR: LTC PROPERTIES, INC.

SECURED PARTY: SANWA BANK CALIFORNIA, as Administrative Agent:

Item No. 3 (cont'd): All of the property owned by Debtor that is described below, and all replacements, additions, substitutions and proceeds thereof, now or hereafter owned by Debtor or in which Debtor now or hereafter has any rights and which is now or hereafter located on or at, or affixed or attached to, or used in connection with the ownership, operation, management, maintenance or repair of the Trust Estate (collectively, the "Personal Property").

(a) all of Debtor's interest in all machinery, equipment, materials (including, but not limited to, building materials and supplies), appliances and fixtures now or hereafter installed or placed on or in the Trust Estate or for the generation and distribution of air, water, heat, electricity, light, fuel or refrigeration or for ventilating or air conditioning purposes or for sanitary or drainage purposes or for the exclusion of vermin or insects or for the removal of dust, refuse or garbage, and all elevators, escalators, awnings, window shades, drapery rods and brackets, screens, floor coverings, incinerators, carpeting and all furniture, fixtures, equipment and other Trust Estate used in the operation or occupancy of the Trust Estate, together with all additions to, substitutions for, changes in or replacements of the whole or any part of any or all of said articles of Trust Estate, and together with all Trust Estate of the same character that Debtor may hereafter acquire at any time until the termination of this financing statement, and all proceeds received upon the sale, exchange, collection or other disposition of the foregoing;

(b) all causes of action, claims, compensation and recoveries for any damage, condemnation or taking of the Trust Estate and/or all other Trust Estate described herein, or for any conveyance in lieu thereof, whether direct or consequential, or for any damage or injury to the Trust Estate, or for any loss or diminution in value of the Trust Estate, together with all rights of Debtor under any policy or policies of insurance covering the Trust Estate and/or all other Trust Estate described herein, and all proceeds, loss payments and premium refunds which may become payable with respect to such insurance policies and all proceeds payable with respect to any taking under power of eminent domain;

(c) all plans and specifications prepared for construction of Improvements and all studies, data and drawings related thereto; and also all contracts and agreements of Debtor relating to the aforesaid plans and specifications or to the aforesaid studies, data and drawings or to the construction of Improvements;

(d) all interest of Debtor in all goods, supplies, fixtures, furniture, furnishings and equipment which are now used upon (or may hereafter be appropriated for use on) or located on, the Trust Estate; all security deposits in connection with any lease, sublease or rental agreement relating to the Trust Estate; and all rights to the use of any trade name, trade mark or service mark now or hereafter associated with the business or businesses conducted on the Trust Estate (subject, however, to any franchise or license agreements relating thereto);

(e) all appurtenances to the Trust Estate and all rights, licenses, profits, liens, tenements, hereditaments, franchises and privileges of Debtor in and to any streets, roads or public places, easements or rights of way, relating to the Trust Estate;

(f) all monetary deposits which Debtor has been required to give to any public or private utility with respect to utility services furnished to the Trust Estate, instruments (including, but not limited to, any management contract for the operation of the nursing home facility located on the Trust Estate), documents, general intangibles and notes or chattel paper arising from or by virtue of any transactions related to the Trust Estate and all permits, licenses, franchises, certificates, and other rights and privileges obtained in connection with the Trust Estate, including, but not limited to, any and all compensation, rents, revenues, income, issues, rights, benefits and profits due or to become due under all present and future oil, gas and mining leases on the Trust Estate or any part thereof, and all proceeds of the foregoing;

(g) all general intangibles relating to the ownership, development, use or occupancy of or construction on the Trust Estate, including, but not limited to, all governmental licenses, map rights, approvals and permits; all materials prepared for filing or filed with any public or quasi-public governmental entities or any public utilities; all names under or by which the Trust Estate or any part thereof may at any time be operated or known; all rights to carry on business under any such names or any variants thereof; and all goodwill in any way relating to the Trust Estate or the Improvements thereon;

(h) all right, title and interest of Debtor in and to refundable or returnable fees, bonds, securities or other Trust Estate held by any public or quasi-governmental entity, utility company or other entity which pertains to the Trust Estate;

(i) after-acquired Trust Estate which replaces the foregoing or is included within any of the foregoing descriptions; and

(j) the proceeds from all of the above.

Definition:

“Trust Estate” means all of Debtor’s right, title and interest, now owned or hereafter acquired, in and to all real and personal property, tangible and intangible, described hereafter in clauses (i) through (v): (i) all that certain real property, as more particularly described in Exhibit B attached hereto and made a part hereof; (ii) all right, title, estate and interest of every kind and nature, at law or in equity, which Debtor now has or may hereafter acquire in the Trust Estate; (iii) all rights, rights-of-way, easements, licenses, profits, privileges, tenements, hereditaments and appurtenances, now or hereafter in any way appertaining and belonging to or used in connection with the Trust Estate and any part thereof, or as a means of access thereto, including, but not limited to, any claim at law or in equity, and any after-acquired title and reversion in or to each and every part of all streets, roads, highways and alleys adjacent to and adjoining the Trust Estate; (iv) Debtor’s interest in all buildings, structures, fixtures and improvements now or hereafter located on or at the Trust Estate, and made a part hereof and any other property now or hereafter affixed or attached to such buildings, structures or improvements (collectively, the “Improvements”); and (v) Debtor’s interest in the Personal Property.

Exhibit B

TRACTS 14 AND 17, KIELSMEIER ACRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 03/13/01, at 9:20a m.
In Vol. M01 Page 9986
Linda Smith,
County Clerk Fee \$ 36⁰⁰