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CRF Form A-1
ASSIGNMENT OF MORTGAGE

Vol MQ1 Page 34067

FOR VALUABLE CONSIDERATION, CFSC Consortium, LLC, ("Assignor"), a Delaware limited liability company, hereby sells, assigns and transfers to Community Reinvestment Fund, Inc., ("Assignee") a Minnesota nonprofit corporation, the Assignor's interest in the Deed of Trust dated 22 July, 1993 executed by Reach, Incorporated in favor of Small Business Administration recorded on 23 July, 1993 in Book M93 at Page 17914 as 65043 in the Office of County Clerk, Klamath County, State of Oregon. Assignor covenants with Assignee, its successors and assigns, that there is still due and unpaid of the debt secured by the Mortgage the sum of \$187,780.45, with interest thereon from June 1, 2001 and that Assignor has good right to sell, assign and transfer the same.

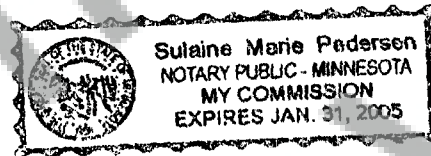
Dated: June 28, 2001

CFSC Consortium, LLC, Assignor

By: CFSC Capital Corp. II,
A Delaware corporation
Its: Manager

By: E. Gerald O'Brien II
E. Gerald O'Brien II
Vice President

STATE OF Minnesota)
COUNTY OF Hennepin)



The foregoing instrument was acknowledged before me this 25th day of June, 2001, by E. Gerald O'Brien II, the Vice President of the CFSC Capital Corp. II corp under the laws of the State of Delaware.

Sulaine Marie Pedersen
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Community Reinvestment Fund, Inc.
2400 Foshay Tower
821 Marquette Avenue
Minneapolis, Minnesota 55402

Loan #120200089

26~ Rt: US Corporate Serv.

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DEED OF TRUST
(Direct)

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34068

THIS DEED OF TRUST, made this 22nd day of July, 1993, by and between **REACH, INCORPORATED** hereinafter referred to as "Grantor," **US SMALL BUSINESS ADMINISTRATION**, whose address is 222 SW COLUMBIA STREET, SUITE 500 / PORTLAND OR 97201-6695 hereinafter referred to as "Trustee," and the Administrator of the Small Business Administration, an agency of the Government of the United States of America, hereinafter referred to as "Beneficiary," who maintains an office and place of business at 222 SW COLUMBIA STREET, SUITE 500 / PORTLAND OR 97201-6695

WITNESSETH, that for and in consideration of \$1.00 and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby bargain, sell, grant, assign, and convey unto the Trustee, his successors and assigns, all of the following described property situated and being in the County of **KLAMATH** State of **OREGON**, TO-WIT:

[MORE COMMONLY KNOWN AS: 2350 Maywood Drive / Klamath Falls, OR 97603]

A 20-acre tract of land situated in the E 1/2, Section 4, Township 39 S., R. 9 E.W.M., including a portion of Lot 2, Block 2, Tract 1080, WASHBURN PARK, more particularly described as follows:

BEGINNING at a point on the westerly line of an existing 10-foot South Suburban Sanitary District sewer easement, from which the SW corner of Lot 2, Block 2, said Tract 1080, bears N 08° 08' 39" E. a distance of 270.55 feet and the E. quarter corner of said Section 4 bears N. 77° 03' 46" E. a distance of 562.46 feet; THENCE N. 00° 06' 43" W. along the said W. easement line 973.79 feet to a point which is 230.00 feet from, measured at right angles to, the southerly right of way line of the O.C. & E. Railroad; THENCE N. 66° 51' 15" W. parallel to and 230.00 feet from the said southerly right of way line 973.79 feet; THENCE S. 00° 06' 43" E. parallel to said sewer easement 973.79 feet; THENCE S. 66° 51' 15" E. parallel to said southerly railroad right of way line 973.79 feet to the POINT OF BEGINNING, with bearings based on said Tract 1080, Washburn Park.

TOGETHER WITH a non-exclusive right of way for ingress to and exit from the above-described real property along and upon a 60-foot wide strip of land, more particularly described as follows:

BEGINNING at the SW corner of Block 2, Tract 1080, WASHBURN PARK; THENCE along the arc of a curve to the right (radius point bears N. 00° 04' 50" W. 27.14 feet, central angle = 84° 48' 27") 42.54 feet to the easterly right of way line of a sewer easement; THENCE N. 00° 06' 43" W. along said easement 255.37 feet; THENCE S. 89° 53' 17" W. 10.00 feet to a 5/8 inch iron pin; THENCE N. 66° 51' 15" W. 54.42 feet; THENCE S. 00° 06' 43" E. 363.71 feet; THENCE S. 89° 55' 10" E. 86.85 feet to the NW corner of block 6, said Tract 1080; THENCE N. 00° 04' 50" E. 60.00 feet to the POINT OF BEGINNING, with bearings based on said Tract 1080.

Together with and including all buildings, all fixtures, including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the Trustor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, and the rents, issues, and profits of the above described property. To have and to hold the same unto the Trustee, and the successors in interest of the Trustee, forever, in fee simple or such other estate, if any, as is stated herein in trust, to secure the payment of a promissory note dated

HAVING A FIFTEEN (15) YEAR MATURITY DATE OF June 10, 1993 ✓
in the principal sum of \$ 350,000.00, signed by June 10, 2008 ✓
in behalf of **REACH, INCORPORATED** BEN VALLEJOS, Pres ✓

The beneficial owner and holder of said note and of the indebtedness evidenced thereby is the Beneficiary.

1. This conveyance is made upon and subject to the further trust that the said Grantor shall remain in quiet and peaceable possession of the above granted and described premises and take the profits thereof to his own use until default be made in any payment of an installment due on said note or in the performance of any of the covenants or conditions contained therein or in this Deed of Trust; and, also to secure the reimbursement of the Beneficiary or any other holder of said note, the Trustee or any substitute trustee of any and all costs and expenses incurred, including