

04 MAR 19 08:07

Vol M04 Page 15623

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

State of Oregon, County of Klamath  
Recorded 03/19/2004 8:07 A.m.  
Vol M04 Pg 15623-28  
Linda Smith, County Clerk  
Fee \$ 46.00 # of Pgs 4

A. NAME & PHONE OF CONTACT AT FILER [optional]

B. SEND ASSIGNMENT PAYMENT TO: (Name and Address)

RE Data Research, Inc.  
8130 SW Beaverton-Hillsdale Hwy.  
Portland, OR 97225

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME -- Insert only one debtor name (1a or 1b) -- do not abbreviate or combine names

OR 1a. ORGANIZATION'S NAME  
**Amerco Real Estate Company**

OR 1b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY  
**2727 North Central Avenue Phoenix AZ 85004 USA**

1d. TAX I.D.#: 88N OR EIN ADDL INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION 1f. JURISDICTION OF ORGANIZATION 1g. ORGANIZATIONAL I.D.#, if any  
**88-0210399 corporation Nevada C3816-1985** ☐ None

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME -- Insert only one debtor name (2a or 2b) -- do not abbreviate or combine names

OR 2a. ORGANIZATION'S NAME

OR 2b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

2c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

2d. TAX I.D.#: 88N OR EIN ADDL INFO RE ORGANIZATION DEBTOR 2e. TYPE OF ORGANIZATION 2f. JURISDICTION OF ORGANIZATION 2g. ORGANIZATIONAL I.D.#, if any  
☐ None

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) -- Insert only one secured party name (3a or 3b)

OR 3a. ORGANIZATION'S NAME  
**Wells Fargo Bank, N.A., as trustee**

OR 3b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY  
**Corporate Trust, 6th & Marquette; N9303-120 Minneapolis MN 55479 USA**

4. This FINANCING STATEMENT covers the following collateral:  
**See Exhibit "A" attached and incorporated herein.**

**This financing statement is presented for filing to the KLAMATH County Recorder of OR**

5. ALTERNATIVE DESIGNATION (if applicable): ☐ LESSEE/LESSOR ☐ CONSIGNEE/CONSIGNOR ☐ BAILEE/BAILOC ☐ SELLER/BUYER ☐ AG. LIEN ☐ NON-UCC FILING

6. ☒ This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS. Attach Addendum [if applicable] 7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) [ADDITIONAL FEE] [optional] ☐ All Debtors ☐ Debtor 1 ☐ Debtor 2

8. OPTIONAL FILER REFERENCE DATA

**2528 Washburn Way, Klamath Falls 97603**

**L10109 5 pgs attached**

NATIONAL UCC FINANCING STATEMENT (FORM UCC1) (REV. 7/29/98)

LA1 569169v2

**EXHIBIT "A"****Description of Collateral**

All right, title and interest of AMERCO REAL ESTATE COMPANY ("Debtor") in and to the following (collectively, the "Property"):

1. All of Debtor's interest in the fee interest in the real property described in Exhibit B attached hereto and incorporated herein by this reference, together with any greater estate therein as hereafter may be acquired by Debtor (the "Land"),
2. All improvements now owned or hereafter acquired by Debtor, now or at any time situated, placed or constructed upon the Land (the "Improvements"; the Land and Improvements are collectively referred to herein as the "Premises"),
3. All materials, supplies, equipment, apparatus and other items of personal property now owned or hereafter acquired by Debtor and now or hereafter attached to or installed in any of the Improvements or the Land, and water, gas, electrical, telephone, storm and sanitary sewer facilities and all other utilities whether or not situated in easements (the "Fixtures"),
4. All reserves, escrows or impounds required under the Loan Agreement and all deposit accounts maintained by Debtor with respect to the Trust Property (the "Deposit Accounts"),
5. All existing and future leases, subleases, licenses, concessions, occupancy agreements or other agreements (written or oral, now or at any time in effect) which grant to any Person a possessory interest in, or the right to use or occupy, all or any part of the Trust Property, whether made before or after the filing by or against Debtor of any petition for relief under the Bankruptcy Code, together with any extension, renewal or replacement of the same and together with all related security and other deposits (the "Leases"),
6. All of the rents, additional rents, revenues, royalties, income, proceeds, profits, early termination fees and payments, security and other types of deposits, and other benefits paid or payable by parties to the Leases for using, leasing, licensing, possessing, operating from, residing in, selling or otherwise enjoying the Trust Property or any part thereof, whether paid or accruing before or after the filing by or against Debtor of any petition for relief under the Bankruptcy Code (the "Rents"),
7. All other agreements, such as construction contracts, architects' agreements, engineers' contracts, utility contracts, maintenance agreements, management agreements, service contracts, listing agreements, guaranties, warranties, permits, licenses, certificates and entitlements in any way relating to the construction, use, occupancy, operation, maintenance, enjoyment or ownership of the Trust Property (the "Property Agreements"),
8. All rights, privileges, tenements, hereditaments, rights-of-way, easements, appendages and appurtenances appertaining to the foregoing,
9. All property tax refunds, utility refunds and rebates, earned or received at any time (the "Tax Refunds"),
10. All accessions, replacements and substitutions for any of the foregoing and all proceeds thereof (the "Proceeds"),

11. All insurance policies, unearned premiums therefor and proceeds from such policies covering any of the above property now or hereafter acquired by Debtor (the "Insurance"),
12. All of Debtor's right, title and interest in and to any awards, damages, remunerations, reimbursements, settlements or compensation heretofore made or hereafter to be made by any governmental authority pertaining to the Land, Improvements or Fixtures (the "Condemnation Awards"),
13. All of Debtor's rights to appear and defend any action or proceeding brought with respect to the Trust Property and to commence any action or proceeding to protect the interest of Debtor in the Trust Property, and
14. All rights, powers, privileges, options and other benefits of Debtor as lessor under the Leases, including, without limitation, the immediate and continuing right to claim for, receive, collect and receive all Rents payable or receivable under the Leases or pursuant thereto (and to apply the same to the payment of the Indebtedness and the Obligations), and to do all other things which Debtor or any lessor is or may become entitled to do under the Leases.

As used in that certain Security Instrument (as defined below), the term "Trust Property" shall mean all or, where the context permits or requires, any portion of the above or any interest therein. THE TERM "TRUST PROPERTY" IS INTENDED TO EXCLUDE ALL ITEMS OF PERSONAL PROPERTY IN WHICH SECURED PARTY HAS OBTAINED AND/OR PERFECTED A SECURITY INTEREST UNDER SEPARATE INSTRUMENTS.

All capitalized term used herein and not otherwise defined shall have the meanings ascribed to such terms in the Security Instrument.

This UCC-1 Financing Statement is filed in connection with that certain Deed of Trust, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated March 1, 2004 (the "Security Instrument") given by Debtor to Secured Party covering the fee estate of Debtor in the Property.

**15626**

**EXHIBIT B**

**(See Attached)**

15627

U-Haul #700022  
2528 Washburn Way  
Klamath Falls, OR  
291

Real property in the County of Klamath, State of Oregon, described as follows:

**PARCEL 1:**

A tract of land situated in Lot 1, Block 6, Tract No. 1080, Washburn Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 1;

Thence North 00 degrees 04 minutes 50 seconds East, along the Easterly line of said Lot 1, 139.56 feet;

Thence North 89 degrees 55 minutes 10 seconds West, parallel to the Southerly line of said Lot 1, 250.00 feet;

Thence South 00 degrees 04 minutes 50 seconds West, 139.56 feet to the Southerly line of said Lot 1;

Thence South 89 degrees 55 minutes 10 seconds East 250.00 feet to the POINT OF BEGINNING, with bearings based on said tract 1080-Washburn Park.

**PARCEL 2:**

A parcel of land situated in the Northeast corner of Lot 1, Block 6, Tract 1080, Washburn Park, said parcel being more particularly described as follows:

The Southerly 115 feet of the following described tract:

BEGINNING at the Northeast corner of said Lot 1;

Thence North 89 degrees 55 minutes 10 seconds West, along the Southerly right of way line of Crosby Avenue, 250.00 feet;

Thence South 00 degrees 04 minutes 50 seconds West, parallel with Washburn Way, 280.00 feet;

Thence South 89 degrees 55 minutes 10 seconds East, parallel with Crosby Avenue, 250.00 feet to the Westerly right of way line of Washburn Way;

**15628**

**Thence North 00 degrees 05 minutes 50 seconds East, along the said Westerly right of way line of Washburn Way, 280.00 feet to the POINT OF BEGINNING.**

**Tax Parcel Number: 531375 and 531348 and P18661**