

Vol M04 Page 16387**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

State of Oregon, County of Klamath  
 Recorded 03/24/2004 8:02 A m  
 Vol M04 Pg 16387-92  
 Linda Smith, County Clerk  
 Fee \$ 46.00 # of Pgs 6

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

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

\*\*\*PLEASE RETURN TO\*\*\*

CSC

2730 Gateway Oaks Drive, Suite 100  
 Sacramento, CA 95833  
 Acct. #P6-0000-743-9

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

1a. ORGANIZATION'S NAME

OR

Amerco Real Estate Company

1b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

1c. MAILING ADDRESS

2727 North Central Avenue

CITY

Phoenix

STATE

AZ

POSTAL CODE

85004

COUNTRY

USA

1d. SEE INSTRUCTIONS

ADD'L INFO RE  
ORGANIZATION  
DEBTOR

1e. TYPE OF ORGANIZATION

corporation

1f. JURISDICTION OF ORGANIZATION

Nevada

1g. ORGANIZATIONAL I.D.#, if any

256043-80

☐ None2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME -- Insert only one debtor name (2a or 2b) -- do not abbreviate or combine names

2a. ORGANIZATION'S NAME

OR

2b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

2c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

2d. SEE INSTRUCTIONS

ADD'L INFO RE  
ORGANIZATION  
DEBTOR

2e. TYPE OF ORGANIZATION

2f. JURISDICTION OF ORGANIZATION

2g. ORGANIZATIONAL I.D.#, if any

☐ None3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) -- Insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME

OR

Wells Fargo Foothill, Inc., as Agent

3b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

3c. MAILING ADDRESS

2450 Colorado Avenue, Suite 3000 West

CITY

Santa Monica

STATE

CA

POSTAL CODE

90404

COUNTRY

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 County of Klamath, Oregon

6. ALTERNATIVE DESIGNATION [if applicable]: ☐ LESSEE/LESSOR ☐ CONSIGNEE/CONSIGNOR ☐ BAILEE/BAILOR ☐ SELLER/BUYER ☐ AG. LIEN ☐ NON-UCC FILING

8. ☒ 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) [OPTIONAL FEE] [optional] ☐ All Debtors ☐ Debtor 1 ☐ Debtor 2

8. OPTIONAL FILER REFERENCE DATA

478589/100

TMU/JAC

#46

**UCC FINANCING STATEMENT ADDENDUM**

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

**9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT**

9a. ORGANIZATION'S NAME <b>Amerco Real Estate Company</b>		
OR	9b. INDIVIDUAL'S LAST NAME	FIRST NAME MIDDLE NAME, SUFFIX

10. MISCELLANEOUS

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

**11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME – Insert only one debtor name (11a or 11b) – do not abbreviate or combine names**

11a. ORGANIZATION'S NAME				
OR	11b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME SUFFIX
11c. MAILING ADDRESS			CITY	STATE POSTAL CODE COUNTRY
11d. SEE INSTRUCTIONS	ADD'L INFO RE ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION	11f. JURISDICTION OF ORGANIZATION	11g. ORGANIZATIONAL I.D.#, if any <input type="checkbox"/> None

**12. ☐ ADDITIONAL SECURED PARTY'S or ☐ ASSIGNOR S/P'S NAME – Insert only one name (12a or 12b)**

12a. ORGANIZATION'S NAME				
OR	12b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME SUFFIX
12c. MAILING ADDRESS			CITY	STATE POSTAL CODE COUNTRY

13. This FINANCING STATEMENT covers ☐ debtor to be out or ☐ as extended collateral, or is filed as a ☒ future filing.

14. Description of real estate:

**See Exhibit "B" attached**

16. Additional collateral description:

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest):

17. Check only if applicable and check only one box.Debtor is a ☐ Trust or ☐ Trustee acting with respect to property held in trust or ☐ Decedent's Estate18. Check only if applicable and check only one box.☐ Debtor is a TRANSMITTING UTILITY☐ Filed in connection with a Manufactured-Home Transaction – effective 30 years☐ Filed in connection with a Public-Finance Transaction – effective 30 years

Property ID No.: 700022

Property Address: 2528 Washburn Way, Klamath Falls, Oregon

16389

**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, appurtenances 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"),

Property ID No.: 700022

Property Address: 2528 Washburn Way, Klamath Falls, Oregon

16390

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 Line of Credit Instrument 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 and intended to be duly recorded in Klamath County, Oregon.

**EXHIBIT "B"**

**16391**

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

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;

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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