

2008-001226

Klamath County, Oregon



00039281200800012260040041

01/30/2008 08:30:38 AM

Fee: \$36.00

**PUBLIC RECORD NOTICE:** when recorded return to:  
**Sailing Unlimited**  
c/o 3531 Avalon Dr.  
Hood River [97031] Oregon

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## **MORTGAGE**

**TO ALL CONCERNED PARTIES KNOWN OR UNKNOWN,**

**the Mortgagor: Deming Management, Inc.** a/an Washington State Corporation whose address is:  
c/o 2149 W. Cascade Ave. #238, Hood River, Oregon 97031 mortgage to,

**Mortgagee: Sailing Unlimited,** a/an Washington State Corporation  
whose address is c/o 3531 Avalon Dr., Hood River [97031] Oregon

and/or assigns, to secure payment of the sum of, \$3,000,000.00 according to the terms  
conditions and obligations of a certain Promissory Note #DMR01242008 dated January  
24, 2008, on the following described private property, situated in the County of Klamath  
in the State of Oregon.

### **PROPERTY DESCRIPTION (LEGAL) ATTACHED**

Brief Description: Eight parcels of land in T 36S, R 14&15E WM, TMK#  
Also known as: 20860 Campbell Rd. Bly, Oregon

The Mortgagor promises and agrees to pay before delinquency all applicable taxes, special  
assessments and other public charges levied, assessed or charged against premises.

In the event the Mortgagor fails to pay any installment of principal or interest secured hereby when  
due or to keep or perform any covenant or agreement aforesaid, then the whole indebtedness  
hereby secured shall forthwith become due and payable, at the election of the Mortgagee.

SIGNED UNDER SEAL THIS  
January 25, 2008

**Deming Management, Inc.**

By :  
MORTGAGOR

By: [Signature] Title

(SEAL)

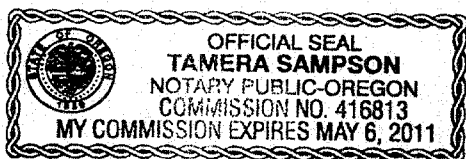


State of: OREGON

County of: HOOD RIVER } S.S.

On this 25 day of JAN, 2008, before me  
appeared ERIC BRYANT, to me  
a Notary Public personally known, who, being by me duly  
sworn, did say that he is the PRESIDENT of  
Deming Management, Inc. and that the instrument was  
signed in behalf of the Corporation by authority of its Board  
of Directors and acknowledged the instrument to be the free  
act and deed of the Corporation.

Tamera Sampson  
Notary Public  
Commission Expires May 6, 2011



SIGNED UNDER SEAL THIS  
January 25, 2008

**Sailing Unlimited**

By:  
MORTGAGEE

By: [Signature] Title

(SEAL)

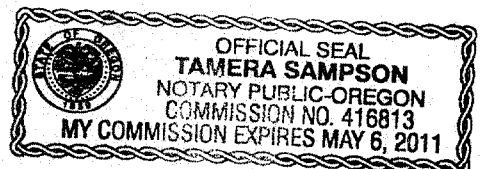


State of: OREGON

County of: HOOD RIVER } S.S.

On this 25 day of JAN, 2008, before me  
appeared JIM HAUN, to me a  
Notary Public personally known, who, being by me duly  
sworn, did say that he is the VICE PRESIDENT of Sailing  
Unlimited and that the instrument was signed in behalf of the  
Corporation by authority of its Board of Directors and  
acknowledged the instrument to be the free act and deed of  
the Corporation.

Tamera Sampson  
Notary Public  
Commission Expires May 6, 2011



## EXHIBIT "A"

### PARCEL 1:

The NW 1/4 of Section 29, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon. LESS AND EXCEPT the following:

Beginning at the Northeast corner of the NW 1/4 of Section 29, Township 36 South, Range 15 East of the Willamette Meridian; thence 1,000 feet South; thence 420 feet West; thence 1,000 feet North; thence 420 feet East to the point of beginning.

### PARCEL 2:

Beginning at the Northeast corner of the NW 1/4 of Section 29, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence 1,000 feet South; thence 420 feet West; thence 1,000 feet North; thence 420 feet East to the point of beginning.

### PARCEL 3:

The E 1/2 NE 1/4 Section 31, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

### PARCEL 4:

The W 1/2 NW 1/4, Section 31, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

### PARCEL 5:

The E 1/2 NW 1/4, section 35, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

### PARCEL 6:

The W 1/2 NW 1/4, section 35, Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

### PARCEL 7:

Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 23: Beginning at a point 100 feet West of the Southeast corner of the SW 1/4 SE 1/4 of Section 23; thence North 200 feet; thence West 200 feet; thence South 200 feet; thence East 200 feet to the point of beginning.

Section 24: All

Section 25: N 1/2 NW 1/4 NW 1/4, E 1/2 NW 1/4, NE 1/4 SW 1/4,  
E 1/2 NE 1/4, SE 1/4

Section 26: All

Section 36: NW 1/4 NE 1/4

Township 36 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Section 16: W 1/2 SW 1/4

Section 17: W 1/2, S 1/2 SE 1/4

Section 18: S 1/2 N 1/2, N 1/2 S 1/2

Section 19: ALL

Section 20: N 1/2 N1/2 SE 1/4 NW 1/4, NE 1/4 SW 1/4, SW 1/4 NE 1/4

Section 21: W 1/2, se 1/4

Section 27: w 1/2, SE 1/4

Section 29: E 1/2, SW 1/4

Section 31: W 1/2 NE 1/4, E 1/2 NW 1/4, N 1/2 S 1/2

Section 33: W 1/2, SE 1/4

Section 35: S 1/2

SAVING AND EXCEPTING a strip of land 66 feet in width across the SE 1/4 SE 1/4 of Section 21 and the NE 1/4 SE 1/4 of Section 31, Township 36 South, Range 15 East of the Willamette Meridian, conveyed to Weyerhaeuser Timber Company as described in Parcels 1 and 2 in deed recorded July 25, 1958 in Book 301 at Page 347, Deed Records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING a strip of land 66 feet in width in the N 1/2 NW 1/4 and SW 1/4 NE 1/4 of Section 33, Township 36 South, Range 15 East of the Willamette Meridian, conveyed to Weyerhaeuser Timber Company by deed recorded January 13, 1959 in Book 308 at Page 577, Deed Records of Klamath County, Oregon.

PARCEL 8:

The W 1/2 NE 1/4, Section 25, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 92 MAP 3614 TL 4500  
CODE 92 & 8 MAP 3615 TL 1000  
CODE 8 & 92 MAP 3615 TL 1000  
CODE 92 MAP 3615-3100 TL 100  
CODE 92 MAP 3615-3100 TL 300