

NTC 86810-KR

2010-000322

Klamath County, Oregon



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WHEN RECORDED RETURN TO:

01/11/2010 01:49:31 PM

Fee: \$192.00

DEMETER AG., LLC  
690 N.W. 1<sup>st</sup> Avenue, Suite 101  
Canby, Oregon 97013

(space above reserved  
for recorders use)

**MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT  
AND FIXTURE FILING**

DATED: January 8, 2010

FROM: MARTIN C. YACOOBIAN, JR. (individually), MARTIN C. YACOOBIAN, JR., as  
Trustee of the MCY III TRUST U/T/A/ dated July 11, 1996, MARTIN C.  
YACOOBIAN, JR. as Trustee of the MARTIN CHARLES YACOOBIAN, III TRUST  
U/T/A/ dated March 20, 1996, MARTIN C. YACOOBIAN, JR., as Trustee of the  
YACOOBIAN FAMILY TRUST U/T/A dated July 21, 2005, as amended, and  
YACOOBIAN RANCH, LLC, an Oregon limited liability company  
21515 Roscoe Boulevard  
Canoga Park, CA 91304-4145

BORROWER

TO: DEMETER AG., LLC, an Oregon Limited Liability Company  
690 N.W. 1<sup>st</sup> Avenue, Suite 101  
Canby, Oregon 97013

LENDER

Borrower is the owner of the real property in Klamath County, Oregon described on the  
attached **Exhibit A**.

Lender has loaned or agreed to loan to Borrower \$515,000 on certain terms and  
conditions. Such amount will be repayable with interest according to the terms of a promissory  
note given to evidence such indebtedness, dated the same as this Mortgage, under which the final  
payment of principal and interest will be due on June 15, 2010. The promissory note, and any  
note or notes given in renewal, modification, substitution or addition to the promissory note  
originally issued, is referred to as the "Note." The Note provides that the interest rate and the  
payment terms may be adjusted.

The term "**Indebtedness**" as used in this Mortgage shall mean (a) the principal and  
interest payable under the Note, (b) any future amounts that Lender may in its discretion loan to  
Borrower, with interest thereon, (c) any amounts expended or advanced by Lender to discharge  
obligations of Borrower or expenses incurred by Lender to enforce obligations of Borrower, as  
permitted under this Mortgage, with interest thereon as provided below or to discharge  
Borrower's obligations under the Prior Liens (as hereafter defined), and (d) any amounts with  
interest thereon at the rate specified in Section 12.4 below, payable by Borrower to Lender under

1-92-7m+

the Environmental Indemnity Agreement executed by Borrower this same date (the "**Environmental Agreement**") to the extent Lender specifically elects by written notice to Borrower to include such amounts in the Indebtedness.

To secure payment of the Indebtedness and performance of all obligations of Borrower under this Mortgage, Borrower mortgages and conveys to Lender the following:

(1) The real property in Klamath County, Oregon described on attached **Exhibit A** (the "**Real Property**").

(2) All furnishings, fixtures (including trade fixtures), supplies, equipment and inventory used for the production of water on the Real Property or for the irrigation or drainage thereof, all livestock handling equipment located on or used in connection with the Real Property, including, but not limited to, fences, windmills, stock tanks and stock watering equipment, corrals, portable fence panels and scales (but excluding self-propelled motor driven vehicles and farm implements customarily towed or attached thereto), whether now owned or hereafter acquired, and whether now existing or hereafter arising, and all accessions, parts, additions, replacements and substitutions for any of such property, and all proceeds (including insurance proceeds) from the sale or other disposition of any of such property, including, without limitation, the items described on attached **Exhibit C** (the "**Personal Property**").

(3) All water, water rights, ditches and ditch rights, any permits, licenses, certificates or shares of stock evidencing any such water or ditch rights, and any such rights acquired in the future, which entitle Borrower to use water for any purpose upon the real property, including but not limited to the Water Rights described on attached **Exhibit B** (the "**Water Rights**").

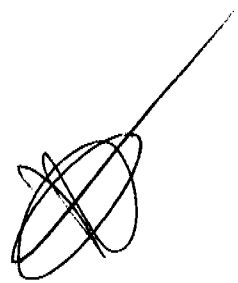
(4) All grazing leases, permits, allotments, licenses and privileges (the "**Permits**") covering state or federally owned lands used or operated in connection with the Real Property, together with all renewals of such Permits and any such Permits acquired in the future, including, but not limited to, the Permits described on attached **Exhibit D**.

Borrower presently assigns to Lender all of Borrower's right, title and interest in and to all rents, revenues, income, issues and profits (the "**Income**") from the Real Property, Personal Property, Water Rights and Permits, whether now or hereafter due.

Borrower grants Lender a security interest in the Income, the Water Rights, Permits and the Personal Property.

The real and personal property described above is referred to as the "**Property**."

This Mortgage is given and accepted on the following terms and conditions, which Borrower will promptly and faithfully observe and perform:



1. **PAYMENT AND PERFORMANCE.** Borrower shall pay to Lender promptly when due all amounts payment of which is secured by this Mortgage and shall strictly perform all obligations imposed upon Borrower by this Mortgage.

2. **POSSESSION AND MAINTENANCE OF THE PROPERTY.**

2.1 Possession. Until in default, Borrower may remain in possession and control of and operate and manage the Property and collect the Income from the Property.

2.2 Duty to Maintain. Borrower shall maintain the Property in good condition and promptly perform all repairs and maintenance necessary to preserve its value. The Real Property shall be cultivated in accordance with good husbandry practices and all farming and ranching operations shall be conducted in such a manner as to prevent deterioration of the Property.

2.3 Nuisance, Waste. Borrower shall not conduct or permit any nuisance and shall not commit or suffer any strip or waste on the Property.

2.4 Removal of Improvements. Borrower shall not demolish or remove any improvements from the Property without the prior written consent of Lender. Lender shall consent if Borrower makes arrangements satisfactory to Lender to replace any improvement, which Borrower proposes to remove with one of at least equal value. "Improvements" shall include all existing and future buildings, structures and other fixtures and improvements now or hereafter installed in or attached to the Real Property, including but not limited to fences, corrals, scales, mobile homes, silos, storage facilities and irrigation equipment.

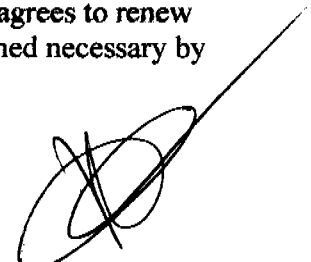
2.5 Lender's Right to Enter. Lender and its agents and representatives may enter upon the Property at all reasonable times to attend to Lender's interest and to inspect the Property and to inspect any and all financial and other records relating to Borrower's operations on the Property.

2.6 Compliance with Governmental Requirements. Borrower shall promptly comply with all laws, ordinances and regulations of all governmental authorities applicable to the use or occupancy of the Property. Borrower may contest in good faith any such law, ordinance or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Lender's interest in the Property is not jeopardized.

2.7 Duty to Protect. Borrower shall do all other acts, in addition to those set forth in this Mortgage, that from the character and use of the Property are reasonably necessary to protect and preserve the security.

2.8 Water Rights. All existing water rights benefiting the Property shall be maintained by Borrower and applied to beneficial use so as to maintain the validity and priority of such rights. Borrower shall not sell or surrender any of the water rights, nor, without Lender's written consent, agree to any period of nonuse of the same.

2.9 Grazing Permits and Licensees. Borrower covenants and agrees to renew the Permits upon or prior to their expiration date, to execute any instrument deemed necessary by



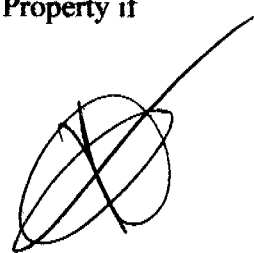
Lender to effect a collateral assignment or waiver of such renewals to the Lender, and to pay all fees and charges, and to perform all acts and things necessary to preserve and keep in good standing all of such Permits and all renewals thereof. Borrower shall take no action which would adversely affect any of such Permits or Borrower's preference status thereunder, and that in the event of foreclosure of this Mortgage, Borrower will waive all claims for preference under any such Permits upon demand from the purchaser at foreclosure sale of the Real Property, or any successor to such purchaser. Borrower further agrees that the lands covered by any lease, permit or privilege which Borrower, with the consent of Lender, shall substitute for the Permits, shall be subject to the provisions of this Mortgage. Upon foreclosure and sale of the Real Property, title to the improvements held by Borrower on any federal or state lands covered by the Permits, together with Borrower's right to be paid the reasonable value thereof, shall pass free of all encumbrances other than those of the United States to the purchaser at such sale, and the Lender is hereby authorized to execute, at its option, on behalf of the Borrower, a bill of sale for such improvements. If title in fee simple to any of the lands covered by the Permits (or to any other lands) shall hereafter be acquired by the Borrower, it is understood and agreed that such lands shall, upon such acquisition, become subject to the lien of this Mortgage to the same extent as though lands had originally been included herein as part of the Real Property, and further, that all of the terms, covenants, conditions and stipulations of this Mortgage, applicable to the Real Property, shall extend and be applicable to any lands hereafter so acquired. Borrower shall execute any documents reasonably requested by Lender to perfect or document the pledge of the Permits to Lender.

### **3. TAXES AND LIENS.**

3.1 Payment. Borrower shall pay when due all taxes and assessments levied against or on account of the Property, and shall pay when due all claims for work done on or for services rendered or material furnished to the Property. Borrower shall maintain the Property free of any liens having priority over or equal to the interest of Lender under this Mortgage, except for the lien of taxes and assessments not due, the Land Sale Contract, and except as otherwise provided in Section 3.2. Additionally Borrower shall pay all interest and principal when due according to said contract.

3.2 Right to Contest. Borrower may withhold payment of any tax, assessment or claim in connection with a good faith dispute over obligation to pay, so long as Lender's interest in the Property is not jeopardized. If the Property is subjected to a lien which is not discharged within 15 days, Borrower shall deposit with Lender cash, a sufficient corporate surety bond or other security satisfactory to Lender in an amount sufficient to discharge the lien plus any interest, costs, attorneys' fees or other charges that could accrue as a result of foreclosure or sale under the lien. In any contest proceedings, Borrower will defend itself and Lender and will name Lender as an additional obligee under any surety bond, and Borrower shall satisfy any final adverse judgment before enforcement against the Property.

3.3 Evidence of Payment. Borrower shall promptly furnish evidence of payment of taxes and assessments to Lender on its demand and shall authorize the appropriate county official to deliver to Lender at any time a written statement of the taxes and assessments against the Property, and shall pay the expense of a tax reporting service for the Property if required by Lender.



3.4 Notice of Construction. Borrower shall notify Lender at least 15 days before any work is commenced, any services are furnished or any materials are supplied to the Property if a construction lien could be asserted on account of the work, services or materials and the cost exceeds \$10,000. On Lender's request, Borrower will promptly furnish advance assurances satisfactory to Lender that Borrower can and will pay the cost of such improvements.

3.5 Farm or Forest Classification. Borrower agrees to maintain the farm use or forest lands classification of the Property on the tax rolls, and not to allow any act or omission which would disqualify the Property for assessment as farm or forest omission, which would disqualify the Property for assessment as farm or forest lands.

3.6 Prior Liens. The Property is subject to the following mortgages, deeds of trust, and liens (the "**Prior Liens**");

(a) Mortgage in favor of Harvest Capital Company recorded September 21, 2005 in Volume M05, page 64769, Microfilm Records of Klamath County, Oregon.

(b) Mortgage in favor of Harvest Capital Company recorded September 23, 2008 as No. 2008-013236, Microfilm Records of Klamath County, Oregon.

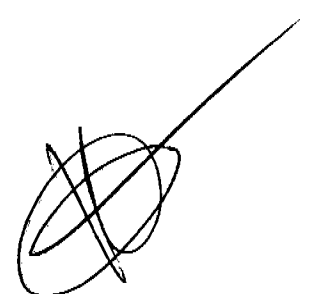
(c) Trust Deed in favor of Nelsons Juniper Ridge Ranch, LLC recorded September 23, 2008 as No. 2008-013237, Microfilm Records of Klamath County, Oregon.

(d) Financing Statement in favor of Diversified Financial Services recorded August 24, 2009 as No. 2009-011314, Microfilm Records of Klamath County, Oregon.

Borrower shall pay and perform all obligations under the Prior Liens as ad when due, and shall not permit any default to occur under the Prior Liens or the indebtedness secured thereby.

#### 4. **PROPERTY DAMAGE INSURANCE.**

4.1 Maintenance of Insurance. Borrower shall procure and maintain such policies of insurance as Lender may reasonably require. This shall include policies of fire insurance with standard extended coverage endorsements covering all improvements on the Property for their full insurable value, in an amount sufficient to avoid application of any coinsurance clause and with loss payable to Lender, and comprehensive general liability insurance in such coverage amounts as Lender may request, with Lender as an additional insured. Policies shall be written in amounts, in form, on terms and with companies reasonably acceptable to Lender. Borrower shall deliver to Lender certificates of coverage from each insurer containing a stipulation that coverage will not be canceled or diminished without a minimum of 10 days' written notice to Lender. Should the Real Property be located in an area designated by the Director of the Federal Emergency Management Agency as a special flood hazard area, Borrower agrees to obtain and maintain Federal Flood Insurance for the unpaid balance of the Note, up to the maximum policy limits set under the National Flood Insurance Program.

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4.2 Application of Proceeds. Borrower shall promptly notify Lender of any loss or damage to the Property which exceeds \$2,500, Lender may make proof of loss if Borrower fails to do so within 15 days of the casualty. All proceeds of any insurance on the Property shall be held by Lender as part of the Property. If Borrower elects to restore the Property, Borrower shall repair or replace the damaged or destroyed improvements in a manner satisfactory to Lender. Upon satisfactory proof of expenditure, Lender shall pay or reimburse Borrower from the proceeds for the reasonable cost of repair or restoration. If Borrower elects not to restore the Property, Lender shall retain a sufficient amount of the proceeds to pay all amounts due under this Mortgage, and shall pay the balance to Borrower. Any proceeds which have not been paid out within one (1) year after their receipt and which Borrower has not committed to the repair or restoration of the Property shall be used to prepay first accrued interest and then principal of Borrower's Indebtedness. If Lender holds any proceeds after payment in full of the Indebtedness, such proceeds shall be paid to Borrower.

4.3 Unexpired Insurance at Sale. Any unexpired insurance shall inure to the benefit of, and pass to, the purchaser of the Property covered by this Mortgage at any foreclosure sale of the Property.

4.4 Borrower's Report on Insurance. Upon request by Lender, not more than once a year, Borrower shall furnish to Lender a report on each existing policy of insurance showing: (a) the name of the insurer; (b) the risks insured; (c) the amount of the policy; (d) the property insured, the then current replacement value of such property, and the manner of determining value; and (e) the expiration date of the policy.

## 5. WARRANTIES OF BORROWER.

5.1 Title. Borrower warrants that it holds merchantable title to the Property in fee simple free of all encumbrances other than those set forth in the title insurance policy issued to Lender at closing.

5.2 Defense of Title. Subject to the exceptions in the paragraph above, Borrower warrants and will forever defend the title against the lawful claims of all persons. In the event any action or proceeding is commenced that questions Borrower's title or the interest of Lender under this Mortgage, Borrower shall defend the action at its expense.

## 6. CONDEMNATION.

6.1 Application of Net Proceeds. If all or any part of the Property is condemned, and the value of the portion so condemned exceeds \$2,500, Lender may elect to require that all or any portion of the net proceeds of the condemnation be applied on the Indebtedness. The "net proceeds" shall mean the total amount available after payment of all reasonable costs, expenses and attorneys' fees necessarily paid or incurred by Borrower and Lender in connection with the taking by condemnation. Sale of all or any part of the Property to a purchaser with the power of eminent domain in the face of a threat or the probability of the exercise of the power shall be treated as a taking by condemnation to which this section shall apply.



6.2 Proceedings. If any proceedings in condemnation are filed, Borrower shall promptly take such steps as may be necessary to defend the action and obtain the award. Borrower shall be entitled, at its option, to commence, appear in and prosecute in its own name, any action or proceeding, or to make any compromise or settlement, in connection with such taking or damage, and to obtain all compensation, awards or other relief therefore to which Borrower may be entitled.

## 7. **TRANSFER OR ENCUMBRANCE BY BORROWER.**

7.1 Prohibition of Transfer Without Consent. Borrower shall not cause or permit any mortgage or other encumbrance to be placed on all or part of the Property. Borrower shall not sell, agree to sell, assign, convey, subcontract or otherwise transfer any part or all of the Property or any interest in the Property without the prior written consent of Lender, which consent may be withheld in Lender's sole discretion. If Borrower or a prospective transferee applies to Lender for consent to a transfer, Lender may require such information as may be reasonably necessary for Lender to assess the prospective transferee's prior business experience, reputation and financial ability to perform Borrower's obligation under this Mortgage. Without limiting the generality of the foregoing, the occurrence at any time of any of the following events, without Lender's prior written consent, shall be deemed a transfer of title to the Property:

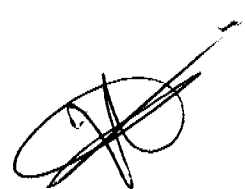
(a) Any sale, conveyance, lease with a term greater than 3 years (including renewal options), assignment or other transfer of all or any part of the legal or equitable title to the Property;

(b) Any conveyance, grant or other transfer of the legal or equitable title to the Property which occurs by operation of law, by trustees in bankruptcy, executors or estate administrators or executors, or by or through a bankruptcy court.

(c) If Borrower is a corporation, partnership or limited liability company, a sale, transfer or assignment of the corporate stock, partnership interests or membership interests, respectively, which results in more than twenty-five percent (25%) of the corporate stock, partnership interests or membership interests being held by persons or entities which are not, on the date hereof, shareholders, partners or members.

7.2 Condition to Consent. As a condition of its consent to any transfer, Lender may in its discretion impose a service charge not exceeding 1 percent of the outstanding Indebtedness, and may increase the interest rate of the Indebtedness or otherwise require modification of the Note or this Mortgage. Lender may increase the amount of each remaining installment so that the Indebtedness will be fully paid by the original maturity date. In no event, however, shall the interest rate be increased beyond the maximum rate permitted under applicable law.

7.3 Effect of Consent. Consent by Lender to one transfer shall not constitute a consent to other transfers or a waiver of this section. No transfer by Borrower shall relieve Borrower of liability for payment of the Indebtedness. Following a transfer, Lender may agree to any extension of time for payment or modification of the terms of this Mortgage or the Note or



waive any right or remedy under this Mortgage or the Note without relieving Borrower from liability. Borrower waives notice, presentment and protest with respect to the Indebtedness.

## **8. SECURITY AGREEMENT; SECURITY INTEREST.**

8.1 Security Agreement. This instrument shall constitute a security agreement with respect to the Income, Water Rights, Personal Property, and the Land Sale Contract included in the description of the Property.

8.2 Security Interest. Upon request by Lender, Borrower shall execute financing statements and take whatever other action is requested by Lender to perfect and continue Lender's security interest in the Income, the Water Rights, and the Personal Property. Borrower hereby appoints Lender as Borrower's attorney in fact for the purpose of executing any documents necessary to perfect or continue the security interest granted therein and authorizes Lender to file such financing statements as Lender deems appropriate to protect its security interest in the Income, Water Rights and the Personal Property included in the description of the Property. Lender may file copies or reproductions of this Mortgage as a financing statement at any time and without further authorization from Borrower. Borrower will reimburse Lender for all expenses incurred in perfecting or continuing this security interest. Upon default, Borrower shall assemble the personal property and make it available to Lender within three days after receipt of written demand from Lender.

8.3 Fixture Filing. This instrument constitutes a financing statement filed as a fixture filing in the Official Records of the County Recorder of the county in which the Property is located with respect to any and all fixtures included within the term Property as used herein and with respect to any goods or other personal property that may now be or hereafter become fixtures.

Name and address of Lender (Secured Party) from whom information may be obtained:

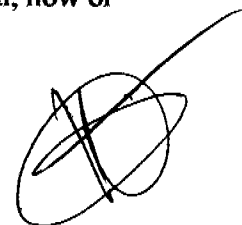
Demeter Ag., LLC  
PO Box 579  
Canby, Oregon 97013

Address of Borrower (Debtor):

21515 Roscoe Boulevard  
Canoga Park, CA 91304-4145

## **8.4 Assignment of Leases.**

8.4.1 As additional collateral and to further secure the Indebtedness and other obligations of Borrower, Borrower does hereby absolutely, presently and irrevocably assign, grant, transfer, and convey to Lender, its successors and assigns, all of Borrower's right, title, and interest in, to, and under all leases, subleases, tenant contracts, rental agreements, franchise agreements, management contracts, construction contracts and other contracts, licenses and permits, map approvals and conditional use permits, whether written or oral, now or





hereafter affecting all or any part of the Property, and any agreement for the use or occupancy of all or any part of said Property which may have been made heretofore or which may be made hereafter, including any and all extensions, renewals, and modifications of the foregoing and all extensions, renewals, and modifications of the foregoing and guaranties of the performance or obligations of any tenants thereunder, and all other arrangements of any sort resulting in the payment of money to Borrower or in Borrower becoming entitled to the payment of money for the use of the Property or any part thereof whether such user or occupier is tenant, invitee, or licensee (all of the foregoing hereafter referred to collectively as the "Leases" and individually as a "Lease", and said tenants, invitees, and licensees are hereafter referred to collectively as "Tenants" and individually as "Tenant" as the context requires), which Leases cover all or portions of the Property; together with all of Borrower's right, title, and interest in and to all income, rents, issues, royalties, profits, rights and benefits and all Tenants' security and other similar deposits derived with respect to the Leases and with respect to the Property, including, without limitation, all base and minimum rents, percentage rents, additional rents, payments in lieu of rent, expense contributions, and other similar such payments and the right to collect the same as they become due, it being the intention of the parties hereto to establish an absolute transfer and assignment of all of the Leases and the Income to Lender, and not just to create a security interest.

8.4.2 Borrower hereby represents, warrants, and agrees as follows:

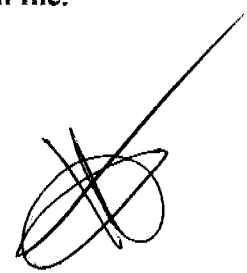
(a) Borrower is the sole holder of the landlord's interest under the Leases, is entitled to receive the Income under the Leases and from the Property, and has the full right to sell, assign, transfer, and set over the same and to grant to and confer upon Lender the rights, interests, powers and authorities herein granted and conferred;

(b) Borrower has made no pledge or assignment of the Leases or Income, other than to Lender, and Borrower shall not, after the date hereof, make or permit any such pledge or assignment.

8.4.3 Borrower hereby covenants and agrees as follows: Borrower shall authorize and direct, and does hereby authorize and direct, each and every present and future Tenant of the whole or any part of the Property to pay all rental to Lender from and after the date of receipt of written demand from Lender to do so.

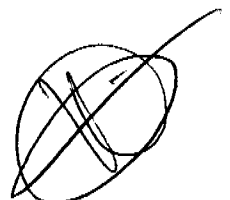
8.4.4 Although this Mortgage constitutes as absolute, present and current assignment of all Income, as long as no event of default as described in Section 10 on the part of the Borrower shall have occurred, Lender shall not demand that such Income be paid directly to Lender, and Borrower shall have a license to collect, but not more than one (1) month prior to the due date thereof all such Income from the Property (including, without limitation, all rental payments under the Leases).

9. **RELEASE ON FULL PERFORMANCE.** If Borrower pays all of the Indebtedness when due and otherwise performs all the obligations imposed upon Borrower under this Mortgage, Lender shall, if requested, execute and deliver to Borrower a suitable satisfaction of this Mortgage and suitable statements of termination of any financing statement on file.

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**10. DEFAULT.** The following shall constitute events of default:

- (a) Failure of Borrower to pay any portion of the Indebtedness when it is due.
- (b) Failure of Borrower within the time required by this Mortgage to make any payment for taxes, insurance, or any other payment necessary to prevent filing or discharge of any lien (or within such time discharge or bond such lien in the manner permitted in Section 3.2 above).
- (c) Transfer or agreement to transfer any part or interest in the Property without the prior written consent of Lender, as required under Section 7 above, or any mortgage or other encumbrance of the Property in violation of Section 7.
- (d) Dissolution, termination of existence, insolvency on a balance sheet basis or business failure of Borrower; the commencement by Borrower of a voluntary case under the federal bankruptcy laws or under any other federal or state law relating to insolvency or debtor's relief; the entry of a decree or order for relief against Borrower in an involuntary case under federal or state law relating to insolvency or debtor's relief; the appointment or the consent by Borrower to the appointment of a receiver, trustee or custodian of Borrower or of any of Borrower's property; an assignment for the benefit of creditors by Borrower; the making or suffering by Borrower of a fraudulent transfer under applicable federal or state law; concealment by Borrower of any of its property in fraud of creditors; the making or suffering by Borrower of a preference within the meaning of the federal bankruptcy law; the imposition of a lien through legal proceedings or distraint upon any of the property of Borrower which is not discharged or bonded in the manner permitted by Section 3.2 above; or Borrower's failure generally to pay its debts as such debts become due. The events of default in this paragraph shall apply and refer to Borrower and to each of the individuals or entities, which are collectively referred to as **"Borrower."**
- (e) Any breach of any representation or warranty in the Environmental Agreement or this Mortgage.
- (f) A default occurs under any Prior Liens or the indebtedness secured thereby.
- (g) Borrower fails to deliver to Lender the North Carolina Trust Deed (as defined in the Note) and related title insurance policy as and when required by the Note.
- (h) Failure of Borrower to perform any other obligation under this Mortgage or the Environmental Agreement within 15 days after receipt of written notice from Lender specifying the nature of the default or, if the default cannot be cured within 15 days, failure within such time to initiate steps which Lender deems in Lender's sole discretion to be sufficient to cure the default and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practicable. No notice of default and no opportunity to cure shall be required if during the prior 12 months Lender has already sent a notice to Borrower concerning default in performance of the same obligation.

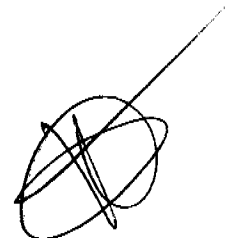


(i) Lender determines in good faith that the prospect of payment of the Indebtedness or the prospect of performance of any agreement or obligation securing the same or relating thereto is significantly impaired.

## **11. RIGHTS AND REMEDIES ON DEFAULT.**

11.1 Remedies. Upon the occurrence of any event of default and at any time thereafter, Lender may exercise any one or more of the following rights and remedies:

- (a) Lender may declare the entire Indebtedness immediately due and payable.
- (b) Lender may obtain a decree foreclosing Borrower's interest in all or any part of the Property. If permitted by applicable law, Lender may foreclose Borrower's interest in all or any part of the Property by nonjudicial sale.
- (c) If permitted by applicable law, Lender may obtain a judgment for any deficiency remaining in the Indebtedness due to Lender after application of all amounts received from the exercise of the rights provided in this section.
- (d) With respect to all or any part of the Property that constitutes personalty, may exercise the rights and remedies of a secured party under the Uniform Commercial Code.
- (e) Lender shall have the right, without notice to Borrower to take possession of the Property, to collect the Income, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender may require any tenant or other user to make payments of rent or use fees directly to Lender. If the Income is collected by Lender, then Borrower irrevocably designates Lender as Borrower's attorney in fact to endorse instruments received in payment thereof in the name of Borrower and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligation for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this paragraph either in person, by agent or through a receiver.
- (f) Lender shall have the right to have a receiver appointed to take possession of any or all of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, to collect the Income from the Property and to apply the proceeds, over and above cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.
- (g) In the event Borrower remains in possession of the Property after the Property is sold as provided above or Lender otherwise becomes entitled to possession of the Property upon default of Borrower, Borrower shall become a tenant at will of Lender or the purchaser of the Property and shall pay a reasonable rental for use of the Property while in Borrower's possession.



11.2 Rights of Receiver or Lender-in-Possession. Upon taking possession of all or any part of the Property, the receiver or Lender may:

- (a) Use, operate, manage, control and conduct business on the Property and make expenditures for all maintenance and improvements as in its judgment are proper;
- (b) Collect the Income from the Property and apply such sums to the expenses of use, operation and management;
- (c) At Lender's option, complete any construction in progress on the Property, and in that connection pay bills, borrow funds, employ contractors and make any changes in plans or specifications as Lender deems appropriate.

If the revenues produced by the Property are insufficient to pay expenses, the receiver may borrow, from Lender (if Lender, in its sole discretion, agrees to lend) or otherwise, or Lender may borrow or advance, such sums as the receiver or Lender may deem necessary for the purposes stated in this paragraph. The amounts borrowed or advanced shall bear interest from the date of expenditure until repaid at the same interest rate as provided in Section 12.4 below. Such sums shall become a part of the Indebtedness secured by this Mortgage and shall be payable by Borrower on demand.

11.3 Sale of the Property. In exercising its rights and remedies, Lender may cause all or any part of the Property to be sold as a whole or in parcels, and certain portions of the Property may be sold without selling other portions. Lender may bid at any public sale on all or any portion of the Property.

11.4 Notice of Sale. Lender shall give Borrower reasonable notice of the time and place of any public sale of any personal property or of the time after which any private sale or other disposition of the personal property is to be made. Reasonable notice shall mean notice given at least 10 days prior to the time of the sale or disposition.

11.5 Waiver; Election of Remedies. A waiver by either party of a breach of a provision of this Mortgage shall not constitute a waiver of or prejudice the party's right otherwise to demand strict compliance with that provision or any other provision. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and all remedies of Lender under this Mortgage are cumulative and not exclusive. An election to make expenditures or to take action to perform an obligation of Borrower shall not affect Lender's right to declare a default and exercise its remedies under this Mortgage.

11.6 Attorneys' Fees; Expenses. In the event suit or action is instituted to enforce any of the terms of this Mortgage, the prevailing party shall be entitled to recover its reasonable attorneys' fees at trial, on any appeal and on any petition for review, in addition to all other sums provided by law. Whether or not any court action is involved, all reasonable expenses incurred by Lender that are necessary at any time in Lender's opinion for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest from the date of expenditure until repaid at the same interest rate as provided in Section 12.4 below. Expenses covered by this paragraph include (without



limitation) the cost of searching records and obtaining title reports, surveyors' reports, attorneys' opinions and title insurance.

## 12. MISCELLANEOUS.

12.1 Time of Essence. Time is of the essence of this Mortgage.

12.2 Binding upon Successors and Assigns. Subject to the limitations stated in this Mortgage on transfer of Borrower's interest, this Mortgage shall be binding upon and inure to the benefit of the parties, their successors and assigns.

12.3 Security Agreement. In construing this Mortgage, the term "**Mortgage**" shall encompass the term "security agreement" when the instrument is being construed with respect to any personal property.

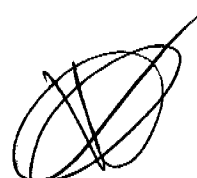
12.4 Expenditure by Lender. If Borrower fails to comply with any provision of this Mortgage (including, without limitation, making any payment required under the Prior Liens and the indebtedness secured thereby as and when due), Lender may elect to take the required action on Borrower's behalf, and any amount that Lender expends in so doing shall be added to the Indebtedness. Amounts so added shall be payable on demand with interest from the date of expenditure at the Default Rate (as specified in the Note). Such action by Lender shall not constitute a cure or waiver of the default or any other right or remedy which Lender may have on account of Borrower's default.

12.5 Notices. Any notice under this Mortgage shall be in writing and shall be effective when either delivered in person or, if mailed, shall be deemed effective when deposited as registered or certified mail, postage prepaid, addressed to the party at the address stated in this Mortgage. Any party may change its address for notices by written notice to the other.

12.6 Modification or Extension of Indebtedness; Release of Obligors. The taking by Borrower of any additional security, the release of any person now or hereafter liable for the repayment of the Indebtedness, or any extension of the time of payment of the Indebtedness or the renewal thereof, shall not diminish the effectiveness of this Mortgage or the lien of this Mortgage and shall not affect or impair the liability of any maker, surety or endorser for the payment of the Indebtedness.

12.7 Release of Security. Lender shall have the right to release, with or without consideration or credit on the Indebtedness secured, any part of the Property. Without regard to the existence of any junior encumbrance and without the consent of such junior encumbrance, and such release shall have no further effect upon the rank, lien or estate conveyed of this Mortgage.

12.8 Waiver of Marshalling. Borrower expressly waives, to the full extent permitted by law, and relinquishes any right to claim a marshalling of assets in respect to the Property, or any part thereof, in the event of the foreclosure or other enforcement of this Mortgage.



12.9 Invalid Provisions to Affect No Others. If any of the provisions contained in the Note or this Mortgage shall be invalid, illegal or unenforceable in any respect, the validity of the remaining provisions in this Mortgage and the Note shall not be affected thereby.

12.10 Changes in Writing. This Mortgage and any of its terms may only be changed, waived, discharged or terminated by an instrument in writing signed by the party against which enforcement of the change, waiver, discharge or termination is sought. Any agreement subsequently made by Borrower or Lender relating to this Mortgage shall be superior to the rights of the holder of any intervening lien or encumbrance.

12.11 Exhibits. The following exhibits are attached to this Mortgage and incorporated herein by reference:

- Exhibit A – Real Property
- Exhibit B – Water Rights
- Exhibit C – Certain Equipment
- Exhibit D – Grazing Permits

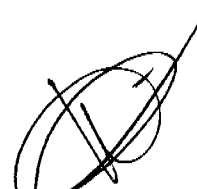
12.12 Applicable Law. The law of the State of Oregon, including applicable federal law, shall be applicable for the purpose of construing and determining the validity of this Mortgage and, to the fullest extent permitted by the law of any state in which any of the Property is located, determining the rights and remedies of Lender on default.

12.13 Jurisdiction. In the event of a lawsuit relating to, or to enforce, this Mortgage, Borrower agrees upon Lender's request to submit to the jurisdiction of the courts of Marion County, State of Oregon.

12.14 Loan Purpose. The Borrower acknowledges that the proceeds of the Note are primarily for agricultural, commercial, investment or business purposes, and are not for a consumer transaction (which is defined as a transaction primarily for personal, family or household purposes).

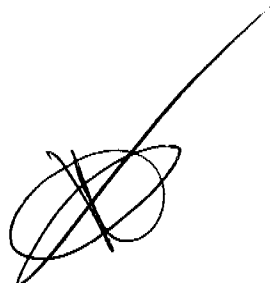
12.15 Dissemination of Information. If the Lender determines at any time to sell, transfer or assign the Note, this Mortgage and any other security instruments, and any or all servicing rights with respect thereto, or to grant participations therein (AParticipations@) or issue, in a public offering or private placement, mortgage pass-through certificates or other securities evidencing a beneficial interest in the loan (ASecurities@), Lender may forward to each purchaser, transferee, assignee, servicer, participant, investor, or their respective successors in such Participations and/or Securities (Acollectively, the AInvestor@), any rating agency rating such Securities and each prospective Investor, all documents and information which Lender now has or may hereafter acquire relating to the Indebtedness and to the Borrower, any guarantor, any indemnitors and the Property, which shall have been furnished by Borrower, any guarantor or any indemnitors, as Lender determines necessary or desirable.

**WARNING: UNLESS YOU (BORROWER) PROVIDE US  
(LENDER) WITH EVIDENCE OF THE INSURANCE  
COVERAGE AS REQUIRED BY OUR CONTRACT OR**

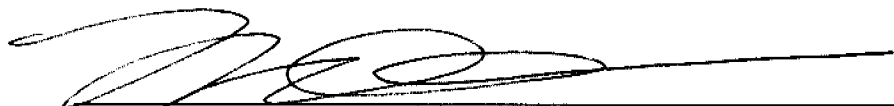


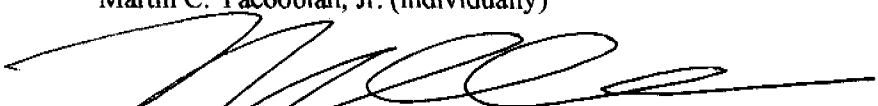
LOAN AGREEMENT, WE MAY PURCHASE INSURANCE AT YOUR EXPENSE TO PROTECT OUR INTEREST. THIS INSURANCE MAY, BUT NEED NOT, ALSO PROTECT YOUR INTEREST. IF THE COLLATERAL BECOMES DAMAGED, THE COVERAGE WE PURCHASE MAY NOT PAY ANY CLAIM YOU MAKE OR ANY CLAIM MADE AGAINST YOU. YOU MAY LATER CANCEL THIS COVERAGE BY PROVIDING EVIDENCE THAT YOU HAVE OBTAINED PROPERTY COVERAGE ELSEWHERE. YOU ARE RESPONSIBLE FOR THE COST OF ANY INSURANCE PURCHASED BY US. THE COST OF THIS INSURANCE MAY BE ADDED TO YOUR CONTRACT OR LOAN BALANCE. IF THE COST IS ADDED TO YOUR CONTRACT OR LOAN BALANCE, THE INTEREST RATE ON THE UNDERLYING CONTRACT OR LOAN WILL APPLY TO THIS ADDED AMOUNT. THE EFFECTIVE DATE OF COVERAGE MAY BE THE DATE YOUR PRIOR COVERAGE LAPSED OR THE DATE YOU FAILED TO PROVIDE PROOF OF COVERAGE.

[Signature page follows]


A handwritten signature or mark, possibly a stylized 'X' or a signature, located in the bottom right corner of the page.

**BORROWER:**


  
Martin C. Yacoobian, Jr. (individually)

  
Martin C. Yacoobian, Jr., as Trustee of the  
MCY III Trust U/T/A dated July 11, 1996

  
Martin C. Yacoobian, Jr., as Trustee of the  
Martin Charles Yacoobian, III Trust U/T/A dated March 20, 1996

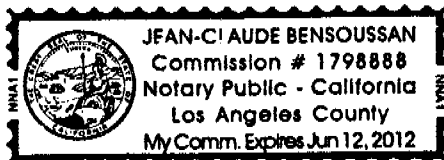
  
Martin C. Yacoobian, Jr., as Trustee of the  
Yacoobian Family Trust U/T/A dated July 21, 2005, as amended

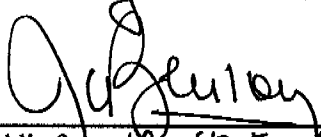
**YACOOBIAN RANCH, LLC**  
an Oregon limited liability company

By:   
Martin C. Yacoobian, Jr., as Trustee of the  
MCY III Trust U/T/A dated July 11, 1996,  
Sole Member and Manager

STATE OF California       )  
  )ss.  
County of Los Angeles    )

This instrument was acknowledged before me on January 08, 2010, by Martin C. Yacoobian, Jr.

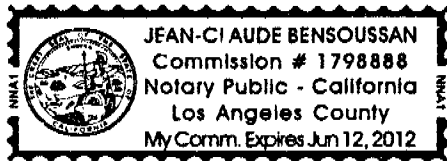


  
Notary Public for the State of California  
My commission expires: June 12, 2012



STATE OF California )  
 )ss.  
County of Los Angeles )

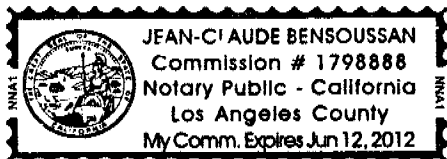
This instrument was acknowledged before me on January 08, 2010, by Martin C. Yacoubian, Jr., as Trustee of the MCY III Trust U/T/A dated July 11, 1996.



J. Bensoussan  
Notary Public for the state of California  
My commission expires: June 12, 2012

STATE OF California )  
 )ss.  
County of Los Angeles )

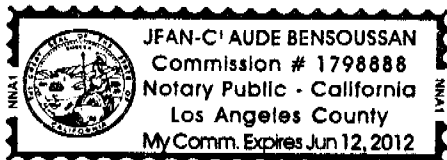
This instrument was acknowledged before me on January 08, 2010, by Martin C. Yacoubian, Jr., as Trustee of the Martin Charles Yacoubian, III Trust U/T/A dated March 20, 1996.



J. Bensoussan  
Notary Public for the state of California  
My commission expires: June 12, 2012

STATE OF California )  
 )ss.  
County of Los Angeles )

This instrument was acknowledged before me on January 08, 2010, by Martin C. Yacoubian, Jr. as Trustee of the Yacoubian Family Trust U/T/A dated July 21, 2005, as amended.



J. Bensoussan  
Notary Public for the state of California  
My commission expires: June 12, 2012

STATE OF California )  
 )ss.  
County of Los Angeles )

This instrument was acknowledged before me on January 08, 2010, by Martin C. Yacoubian, Jr., as Trustee of the MCY III Trust U/T/A dated July 11, 1996, sole member and manager of Yacoubian Ranch, LLC, an Oregon limited liability company.



J. Bensoussan  
Notary Public for the state of California  
My commission expires: June 12, 2012

## ACKNOWLEDGMENT

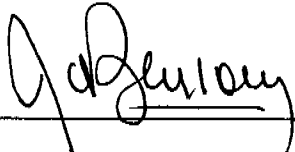
State of California  
County of Los Angeles

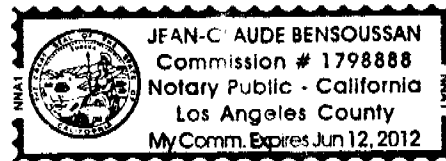
On January / 08 / 2010 before me, Jean-Claude Bensoussan, Notary Public  
(insert name and title of the officer)

personally appeared Martin C. Yacoubian,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



## ACKNOWLEDGMENT

State of California  
County of Los Angeles

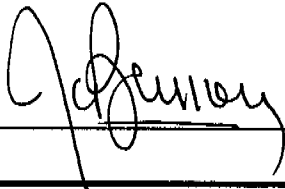
On January / 08 / 2010 before me, Jean-Claude Bensoussan, Notary Public  
(insert name and title of the officer)

personally appeared Martin C. yacooobian,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

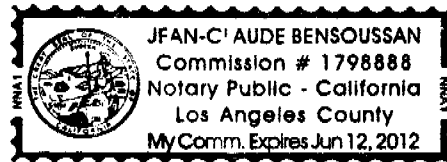
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



## ACKNOWLEDGMENT

State of California  
County of Los Angeles

On January / 08 / 2010 before me, Jean-Claude Bensoussan, Notary Public  
(insert name and title of the officer)

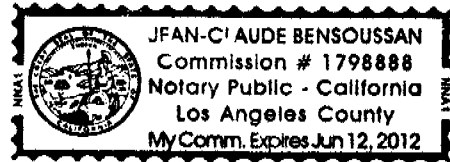
personally appeared Martin C. Yacoubian,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

(Seal)



## ACKNOWLEDGMENT

State of California  
County of Los Angeles

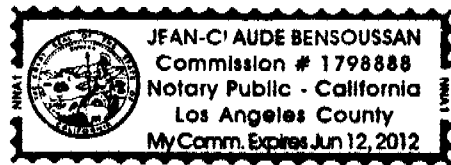
On January / 08 / 2010 before me, Jean-Claude Bensoussan, Notary Public  
(insert name and title of the officer)

personally appeared Martin E. Yacoubian,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



## ACKNOWLEDGMENT

State of California  
County of Los Angeles

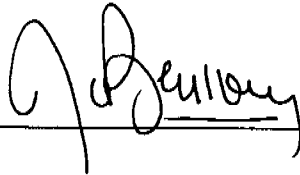
On January 10 / 2010 before me, Jean-Claude Bensoussan, Notary Public  
(insert name and title of the officer)

personally appeared Martin C. Yacoubian,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

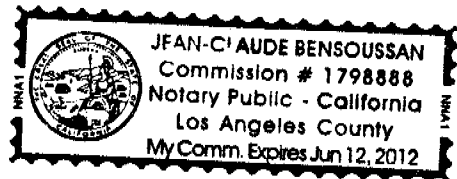
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



**EXHIBIT A  
TO  
MORTGAGE**

The land referred to in Policy is situated in the State of Oregon, County of Klamath and is described as follows:

**Parcel 1:**

Parcel 2 of Land Partition 35-97 in Sections 1, 12, 13 and 24, Township 40 South, Range 11 East of the Willamette Meridian, and Sections 7, 8, 15, 16, 17, 18, 21 and 22, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 2:**

Parcel 2 of Land Partition 9-98 being Parcel 3 of Land Partition 35-97 situated in the E1/2 of Sections 12 and 13 and the N1/2 NE1/4 of Section 24, Township 40 South, Range 11 East of the Willamette Meridian, and the SW1/4 SW1/4 Section 8, the SW1/4 SW1/4 of Section 15, Sections 16, 17, 18 and 22, and the NE1/4 of Section 21, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 3:**

Parcel 1 of Land Partition 3-05, being a replat of Parcel 1 of Land Partition 9-98, as adjusted by PLA 28-00, situated in the SE1/4 of Section 1 and the E1/2 of Section 12, Township 40 South, Range 11 East of the Willamette Meridian, and the SW1/4 SW1/4 of Section 8, the SW1/4 SW1/4 of Section 15, Sections 16, 17, 18 and the W1/2 of Section 22, and the NE1/4 of Section 21, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 4:**

The East 120 feet of the NE1/4 NW1/4 of Section 13, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM any portion lying within the right of way of the Bonanza-Malin Highway.

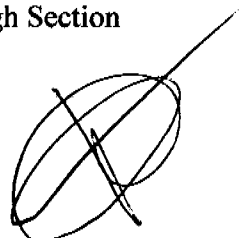
**Parcel 5:**

Township 40 South, Range 11 East of the Willamette Meridian

Section 13: The W1/2, EXCEPTING THEREFROM the East 120 feet of the NE1/4 NW1/4; also that portion of the SW1/4 NE1/4 and the W1/2 SE1/4 lying Westerly of new Poe Valley-Malin Highway.

Section 14: NE1/4 NE1/4; S1/2 NE1/4; SE1/4; S1/2 SW1/4;

Section 23: N1/2 NE1/4; N1/2 NE1/4 NW1/4, EXCEPTING THEREFROM that portion of the SW1/4 NW1/4 NE1/4 lying Southerly of the fence as it exists along the roadway through Section



23, as described by instrument recorded August 6, 1992 in Volume M92, page 17492, Microfilm records of Klamath County, Oregon.

Section 24: N1/2 NW1/4; that portion of the NW1/4 NE1/4 and North 180 feet of SW1/4 NE1/4 lying West of the West line of Harpold County Road No. 1097.

**Parcel 6:**

A parcel of land situate in Section 23, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

That portion of the SE1/4 NE1/4 NW1/4 of said section which lies Northerly of the fence as it exists along the roadway.

**Parcel 7:**

That portion of the SW1/4 lying Westerly of new Poe Valley-Malin Highway and Southerly of Schaupp Road as the same is now located and constructed in Section 12, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 8:**

Government Lots 15, 16, 17 and 18 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT that portion conveyed to the United States of America by Deed dated July 2, 1912, recorded July 6, 1912 in Volume 37, page 416, Deed Records of Klamath County, Oregon.

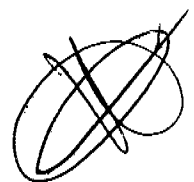
The SW1/4 and the SE1/4 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

A portion of Government Lots 19 and 20, Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of Government Lot 19, Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, which is 505 feet West, more or less, from the Southeast corner of said Government Lot 19 and in the center of the irrigation ditch which intersects said South line of said Government Lot 19; thence continuing West along the South line of said Government Lot 19 a distance of 1492 feet; thence North parallel to the East line of said Government Lot 19 to the center of irrigation ditch; thence in a Northeasterly and Southerly direction to the point of beginning.

The NE1/4 of the SE1/4 of Section 4, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The E1/2 of the NE1/4 and the NW1/4 of NE1/4 and the NE1/4 of the NW1/4 of Section 10, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.





NW1/4 of the NW1/4 of Section 10, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

A tract of land situated in the SW1/4 of Section 2 and in the NW1/4 of Section 11, both in Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at the NW corner of said Section 11; thence South  $00^{\circ}07'33''$  West on the West line of the NW1/4 of the NW1/4 of said Section 11, 1320.29 feet to the SW corner thereof; thence South  $89^{\circ}05'14''$  East on the South line of said NW1/4 of the NW1/4, 886.53 feet; thence North  $24^{\circ}55'46''$  East 1089.42 feet to a point on the South line of Schaupp Road; thence Northwesterly on the South line of said Schaupp Road, 1974.61 feet to its intersection with the West line of the SW1/4 of said Section 2; thence South  $00^{\circ}00'30''$  West on last said West line 1101.21 feet, more or less, to the point of beginning.

**Parcel 9:**

Lots 19 and 20 and N1/2 of SW1/4 in Section 2, Township 40 South, Range 11 East of the Willamette Meridian, LESS portions deeded to United States of America in Deed 37, page 628, and in Deed 38, page 512, Deed Records of Klamath County, Oregon, and further EXCEPTING that portion deeded to Wood River Investment Co., in Volume 84, page 216, Deed Records of Klamath County, Oregon.

Government Lot 14 and the S1/2 of Government Lot 11, in Section 2, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

ALSO, a parcel of land situated in Government Lots 5, 12 and 13 in Section 2 and Government Lots 8 and 9 in Section 3, Township 40 South, Range 11 East of the Willamette Meridian, more particularly described as follows:

Beginning at the North 1/16 corner common to said Section 2 and 3; thence North 1365.49 feet to a half inch pipe described in Volume 2, page 183, Klamath County Road Records; thence North 1350.00 feet to the TRUE POINT OF BEGINNING of this description; thence West 1367 feet, more or less, to the West line of said Government Lot 8; thence Southerly along the Westerly lines of said Government Lots 8 and 9, 1359.01 feet to a point in the centerline of Schaupp Road; thence North  $89^{\circ}37'20''$  East 1360.07 feet to said half inch pipe; thence South 1365.49 feet to said North 1/16 corner; thence South  $89^{\circ}04'32''$  East along the centerline of Bedfield Road as constructed, 1297.4 feet, more or less to the East line of Government Lot 13; thence Northerly along the East line of said Government Lots 13, 12 and 5, 2736.50 feet to a point; thence West 1279.40 feet to the TRUE POINT OF BEGINNING.

SAVING AND EXCEPTING any portion in Volume M77, page 3655, Microfilm Records of Klamath County, Oregon.



ALSO, beginning at the NW corner of the SW1/4 of the SE1/4 of Section 2, Township 40 South, Range 11 East of the Willamette Meridian; thence Southwesterly along the West line of an old farm road to the County Road or Highway 2027 feet to an iron pin; thence Northwesterly along the North line of said Highway 2300 feet, more or less, to the Southwest corner of the NW1/4 of the SW1/4 of said Section 2; thence Easterly along the South line of the N1/2 of the SW1/4 of said Section 2, to the point of beginning.

A portion of the SW1/4 of the SE1/4 of Section 15, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said SW1/4 of SE1/4 and running thence North 360 feet; thence West 800 feet; thence South 350 feet, more or less to the South line of said SW1/4 of the SE1/4; thence Easterly 800 feet, more or less to the point of beginning.

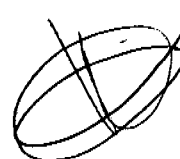
The E1/2 of the SE1/4 of Section 10 and the W1/2 of the SW1/4 of Section 11, and the NW1/4 of the NW1/4 of Section 14 and the E1/2 of the E1/2 of Section 15, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.



# **EXHIBIT B TO MORTGAGE WATER RIGHT SUMMARY**

Martin C. Yacoubian Jr. / Yacoubian Ranch, LLC  
Klamath County

		Amount	Primary	Supplemental	Priority	Application	Permit	Certificate	Permittee
Section	Source	(CFS)	Water Right	Water Right	Date	Number	Number	Number	Name
Acres	Acres								
Tract I - Hare Ranch									
T. 40S., R 11E.									
1	Well	3.15	26.52		10/25/1961	G-2138	G-1975	34767/T8553	Ray & Lynne Fischer
12	Well	3.15	61.80		10/25/1961	G-2138	G-1975	34767/T8553	Ray & Lynne Fischer
12	Well No. 1	3.00	146.70		11/30/1964	G-2922	G-2789	37822	William J. Ranjus Jr.
12	Well			4.20	9/22/1975	S-53853	S-38832		William J. Ranjus Jr.
12	Well	2.50	113.90		9/2/1949	U-326	U-301	26808/T8553	Ray & Lynne Fischer
12	Well 1	1.26	64.90			U-534	U-650	26809/T8553	Ray & Lynne Fischer
13	Wells 1 & 2	0.42	2.20		3/4/1959	G-1404	G-1296	33258	Laddie & Carl Ranjus
T. 40S., R 12E.									
18	Well			118.00	9/22/1975	S-53653	S-38832		William J. Ranjus Jr.
13	Wells 1 & 2	3.88	0.80		5/28/1952	U-502	U-457	27016	Laddie & Carl Ranjus
18	Well	2.50	65.40		9/2/1949	U-326	U-301	26808/T8553	Ray & Lynne Fischer
18	Well 1	1.26	32.60			U-534	U-650	26809/T8553	Ray & Lynne Fischer
			634.82	122.20					
Tract II - Masami Ranch									
T. 40S., R 11E.									
13	Wells 1 & 2	0.42	29.10		3/4/1959	G-1404	G-1296	33258	Laddie & Carl Ranjus
13	Wells 1, 2 & 5	1.33	26.80		1/27/1982	G-10637	G-9774	75328	Dan Carl Ranjus
13	Wells 1 & 2	3.88	260.50		5/28/1952	U-502	U-457	27016	Laddie & Carl Ranjus
14	Wells 1 & 2	0.42	2.50		3/4/1959	G-1404	G-1296	33258	Laddie & Carl Ranjus
14	Wells 1, 2 & 5	1.33	14.70		1/27/1982	G-10637	G-9774	75328	Dan Carl Ranjus
14	Wells 1 & 2	3.88	49.50		5/28/1952	U-502	U-457	27016	Laddie & Carl Ranjus
			383.10	0.00					
Tract III - Giordano Ranch									
T. 40S., R 11E.									
12	Well	1.65	131.60		10/25/1978	G-8983	G-379	66863	Carl Ranjus
12	Wells 1, 2 & 5	1.33	2.20		1/27/1982	G-10637	G-9774	75328	Dan Carl Ranjus
			133.80	0.00					
Tract IV - Juniper Ridge Ranch									
T. 40S., R 11E.									
2	Well - Lost River Basin	2.68	15.00	161.60	06/07/1994	G-13706	G-13005		Lloyd & Patricia Nelson
11	Well - Lost River Basin	2.68	32.80	6.80	06/07/1994	G-13706	G-13005		Lloyd & Patricia Nelson
Total OWRD Water Rights			47.80	168.40					
T. 40S., R 11E. Tax Lot									
0	1601	8.90	Klamath Basin Improve District Right						
0	1700	18.30	Klamath Basin Improve District Right						
2	301	3.20	Klamath Basin Improve District Right						
2	1000	127.40	Klamath Basin Improve District Right						
2	1100	31.00	Klamath Basin Improve District Right						
2	1300	21.00	Klamath Basin Improve District Right						
3	101	6.00	Klamath Basin Improve District Right						
3	700	14.00	Klamath Basin Improve District Right						
3	800	48.80	Klamath Basin Improve District Right						
3	1100	76.00	Klamath Basin Improve District Right						
3	1200	80.00	Klamath Basin Improve District Right						
3	1300	13.20	Klamath Basin Improve District Right						
3	1400	27.80	Klamath Basin Improve District Right						
Total KBID Water Rights			475.60						
T. 40S., R 11E. Tax Lot									
2	301	69.00	Klamath Irrigation District Right						
2	700	59.00	Klamath Irrigation District Right						
2	1000	22.50	Klamath Irrigation District Right						
3	101	31.00	Klamath Irrigation District Right						
3	700	60.80	Klamath Irrigation District Right						
3	800	26.00	Klamath Irrigation District Right						
3	1100	2.10	Klamath Irrigation District Right						
Total KID Water Rights			270.40						
Total Acres - All Rights			1,845.62	290.60					



**EXHIBIT C TO MORTGAGE  
IRRIGATION FINANCING STATEMENT SUMMARY**

Name **Martin C. Yacoubian Jr. / Yacoubian Ranch, LLC**  
County, State **Klamath County**

POWER UNIT					PUMP UNIT				
PUMP SITE	MANUFACTURER	HORSE POWER	SERIAL NUMBER	FRAME NO	MODEL NO	MANUFACTURER	TYPE	MODEL #	SERIAL #
<b>Tract I - Hare Ranch</b>									
East Side Well	US Electric	100	ID # R-9983-04-087-R2144161M Frame # 404TP-WPI			Cornell		5RB60-4	45386
North Side Well	US Electric		Frame # A444			Vertiline		121711	D8741
<b>Tract II - Masami Ranch</b>									
South Pivot Well	General Electric		Model # 5K444XC4A Frame # WM-J905028			Cornell		4-RB-VMI-40-4	78868
North Pivot Well	Newman Electric	100	ID # S1167405 Frame # 404TP/DD37229D			Vertiline Aurora			V76-70486
<b>Tract III - Giordano Ranch</b>									
Replacement for diesel p US Motors		200	FRAME # H445TPA ID # J02-BF80A-M Model # BF80A			Johnson		Well ID # L65602	165602
<b>Tract IV - Juniper Ridge Ranch</b>									
Pump #1	Century	40	Z11	286JP	6-323679-01		Cent		
Pump #2	Century	40		284TCZ	6-323051-01		Cent	B32PL	7673789
Pump #3	Century	40	30707	286tcz	6-323053-01		Cent	B4EPPL	7972538
Pump #4	GE	75	M5511015		5K365JL20E Pacific		Cent	10-50155-0500K KS-62391	
Pump #5	Century	30			unreadable Berkley		Cent	B5ZFL	673790
Well #6	US Electric	150	E06-AA66A-MDZ	H444TP	AA66A		Cent		
Well #7	US Electric	100	F10-BF68-MDZ	404TP	BF68		Cent		
Booster Pump	Cornell		1142427.00	TC00135	1.5W-10-2				

**PIVOTS, WHEEL LINES & LIVESTOCK HANDLING EQUIPMENT**

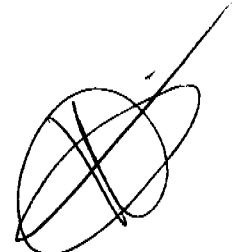
PUMP SITE	MANUFACTURER	SERIAL NUMBER	MODEL #
<b>Tract I - Hare Ranch</b>			
11 - 1/4 mile wheel lines Wade Rain			
60,000 lb	Fairbanks Morse scale	7105M	C48907
<b>Tract II - Masami Ranch</b>			
Pivot # 1	Valley	8 Tower	35113
Pivot # 2	Valley	9 Tower	35114
2 - 1/4 mile wheel lines Wade Rain			
<b>Tract III - Giordano Ranch</b>			
	Valley	10 Tower	with end gun
8 solid set sprinklers		113292	407

**OTHER IRRIGATION EQUIPMENT**

<b>Tract IV - Juniper Ridge Ranch</b>	
40' Joints, 3" Drop Lock Lines	4" Valve Openers
5" 1/4 Mile Wheel Lines	3" Valve Openers
4" 1/4 Mile Wheel Lines	3" Double Outlet Valve Openers
4" Thunderbird End Move Wheel Lines	Misc. End Plugs, Tee's & Elbows

**MANUFACTURED HOMES**

Make/Model	Year Built	Plate Number	Vehicle Identification No.	Home ID No.
<b>Tract IV - Juniper Ridge Ranch</b>				
Chamo	1966	X118946	096702S0643	193581
Fuqua	1995	X237236	14470	283717
Pacifica	1972	X086418	12721	168932
Berkshire	1984	X189265	ORFL2AE214803175	247515
Marlette	1982	X177433	027A367PV20135AB	238334



**EXHIBIT D TO MORTGAGE  
Grazing Permit Summary**

**Martin C. Yacoubian Jr. / Yacoubian Ranch, LLC**  
**Klamath County**

BLM Permits						
Bureau Of Land Management Klamath Falls R.A. 2795 Anderson, Bldg 25 Klamath Falls, OR 97603						
Allotment Name	Allot. #	# of Hd.	Type	Grazing Period	AUM's	Acres
<b><u>Tract I - Hare Ranch</u></b>						
Ranjus & Son	864	55	Cattle	May 1 - June 30	110	
<b><u>Tract II - Masami Ranch</u></b>						
Ranjus Bros.	849	10	Cattle	May 1 - June 17	16	

