

NTC 85396-KR
After Recording/Return to:
Economic Dev. District
P.O. Box 1529 Klamath Falls, OR 97601

2010-000872
Klamath County, Oregon



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01/22/2010 03:28:53 PM

Fee: \$62.00

KLAMATH-LAKE REGIONAL HOUSING CENTER

TRUST DEED

DATE: 1/21, 2010

PARTIES

GRANTOR: Integrated Building Solutions, LLC, an Oregon Limited Liability Company

TRUSTEE: AmeriTitle
222 South Sixth Street
PO Box 5017
Klamath Falls, OR 97601

BENEFICIARY: Klamath-Lake Regional Housing Center
PO Box 1529
Klamath Falls, Oregon 97601

PROPERTY

LAND IN KLAMATH COUNTY, OREGON DESCRIBED AS FOLLOWS:

Lot 1 of KLAMATH FALLS INDUSTRIAL PARK – TRACT 1463, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Property address is 6601 Swan Court, Klamath Falls, OR 97603.

RECITALS

- A. This instrument does constitute a trust deed on the real property described herein and the Beneficiary is entitled to all remedies afforded trust deed beneficiaries under the laws of the State of Oregon.
- B. *Under Oregon law (Chapter 9, 67, OR Laws 1989), most agreements, promises, and commitments made by us after October 3, 1989, concerning loans and other credit extensions which are not for personal, family, or household purposes or secured solely by the Borrower's residence must be in writing, express consideration, and be signed by us to be enforceable.*
- C. Grantor is the owner of real property described above ("PROPERTY"), including all appurtenances, buildings, and existing or future improvements located thereon and all fixtures and attachments thereto, all of which real property is hereinafter referred to as "the Trust Property."
- D. Beneficiary has agreed to lend to Integrated Building Solutions, LLC, an Oregon Limited Liability Company and Integrated Building Solutions, LLC, an Oregon Limited Liability Company has agreed to borrow from Beneficiary, the sum of \$419,800.00 upon the terms and conditions set out herein and in a Promissory Note (the Note) dated 1/21, 2010 with final payment due on January 15, 2020 which is the maturity date of this Trust Deed.
- E. The term "Grantor" as used in this instrument refers to Integrated Building Solutions, LLC, an Oregon Limited Liability Company as the particular context so requires.

Grantor has agreed to deed to Trustee the Trust Property to secure punctual payment of the Note and any other indebtedness owing by Grantor to Beneficiary and to secure performance of all of Grantor's obligations under the Note, under this Trust Deed, and under any other instruments evidencing an indebtedness of Grantor to Beneficiary, including future advances.

THEREFORE, to secure payment by Grantor of the indebtedness to be evidenced by the Note in strict accordance with its terms, including payment of interest thereon and payment of any prepayment penalty for which provision is made in the Note, and performance by Grantor of the covenants contained herein and in the Note by it to be performed, and to secure payment of any other indebtedness of Grantor to Beneficiary which arises directly or indirectly out of the Note or this Trust Deed, Grantor hereby grants, bargains, sells, and conveys to the Trustee, in trust, with power of sale, the Trust Property and presently assigns the rents, revenues, income, issues, and profits therefrom to the Trustee, its successors and its assigns, upon the terms set forth herein.

PROVIDED, HOWEVER, that until the occurrence of an event of default, Grantor may remain in control of and operate and manage the Trust Property and collect and enjoy the rents, revenues, income, issues, and profits therefrom; and

PROVIDED, FURTHER, that if Grantor shall make all payments for which provision is made in the Note in strict accordance with the terms thereof and shall perform all of the covenants contained herein, and shall make all payments due on any other indebtedness and shall perform all of the covenants contained in the Note and this Trust Deed, then Trustee shall execute and deliver to Grantor, without warranty, a reconveyance of the Trust Property.

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The parties covenant and agree as follows:

1. Grantor's Covenants and Warranties.

- (a) Payment of the Note. Grantor will make all payments of the interest and principal for which provision is made in the Note, and in any note or notes given in renewal or replacement thereof, promptly as such payments become due and payable and will pay the unpaid balance of the Note upon maturity.
- (b) Warranty of Title. Grantor warrants that it holds good and merchantable title to the Trust Property subject to no encumbrances other than the liens: Line of Credit Deed of Trust to State of Oregon acting by and through its Economic and Community Development Commission dated November 4, 2005, recorded November 7, 2005 in M05, page 68488, Microfilm Records of Klamath County, Oregon, securing the payment of a note to State of Oregon for \$337,000.00. The balance of State of Oregon loan is not to exceed \$337,000.00; and a Deed of Trust in favor of City of Klamath Falls, a municipal corporation, dated December 16, 2004, recorded December 16, 2004 in Volume M04, page 86176, Microfilm Records of Klamath County, Oregon, and modified by instrument, dated June 29, 2009, recorded July 2, 2009 in M09, page 009149, Microfilm Records of Klamath County, Oregon, securing the payment of a note to the City of Klamath Falls for \$100,000.00. The balance of City of Klamath Falls loan is not to exceed \$100,000.00. Grantor covenants with Beneficiary that it will defend Beneficiary's and Trustee's rights hereunder against the claims and demands of all persons.

The above listed liens, the State of Oregon acting by and through its Economic and Community Development Commission and the City of Klamath Falls, a municipal corporation, are subordinate to this Trust Deed.

- (c) Use of Loan Proceeds. Grantor warrants that the proceeds of the loan represented by the Note and this Trust Deed are not to be used for Grantor's personal, family, or household purposes. The proceeds are to be used for business or commercial purposes only.
- (d) Use of Trust Property. Grantor covenants and warrants that the Trust Property is not currently used for timber or grazing purposes. Grantor further covenants and warrants that the current use of the Trust Property is in compliance with all laws, ordinances, and regulations of all governmental authorities.
- (e) Taxes and Assessments; Liens and Claims.
 - (i) Payment. Grantor shall pay when due all taxes and all assessments imposed against the Trust Property and all claims and demands arising from the Grantor's use or occupancy of the Trust Property. Grantor's timely payment of the real property taxes on the quarterly installment basis shall be deemed for purposes hereof as "payment when due."
 - (ii) Protection of the Trust Property from Liens. Grantor shall not permit any lien prior or equal to the Trustee's title to be imposed upon the Trust Property, except liens for taxes or assessments assessed but not yet due.
 - (iii) Grantor's Right to Contest. Grantor may withhold payment of any taxes, assessments, claims, or demands, or may elect to contest any lien if Grantor is in good faith conducting appropriate proceedings to contest its obligation to pay and for so long as the Trustee's interest in the Trust Property is not jeopardized. If the Trust Property is subjected to a lien which is not discharged within 30 days from the date that the notice of claim of lien is filed, Grantor shall deposit or cause to be deposited with Beneficiary cash, a sufficient corporate surety bond, or other security reasonably satisfactory to Beneficiary in an amount adequate to provide for discharge of the lien plus any interest, cost, attorney fees, or other charges that could accrue as a result of foreclosure or sale. In any contest, Grantor shall at Grantor's expense defend itself, Trustee, and Beneficiary, and shall satisfy any final adverse judgment before enforcement against the Trust Property.
 - (iv) Evidence of Payment of Taxes or Assessments. Upon payment of real property taxes and assessments, Grantor shall furnish to Beneficiary evidence of payment of such taxes and assessments. Grantor hereby authorizes the appropriate city or county official to deliver to Trustee and Beneficiary, at any time, a written statement of the taxes and assessments against the Trust Property.
- (f) Insurance.
 - (i) Property Insurance. Grantor shall procure and maintain policies of fire insurance with standard extended coverage endorsements on a replacement cost basis covering all buildings and improvements, including additions thereto and replacements thereof, in an amount sufficient to avoid application of any coinsurance clause and with loss payable to Beneficiary to the extent of its interest. The amount of insurance shall in no event be less than the amount of principal owed on the Note and obligations having priority over the lien of this Trust Deed.
 - (ii) Insurance Companies, Policies, and Certificates. Both the insurance company providing the policy required by this Section 1(f) and the form of the policy must be acceptable to Beneficiary. Grantor shall deliver to Beneficiary a certificate of coverage from the insurer issuing the policy required by paragraph 1(f)(i) containing a stipulation that coverage will not be canceled or diminished without a minimum of 30 days advance written notice to Beneficiary. Grantor shall deliver to Beneficiary at least 15 days prior to the expiration of any insurance policy required by this Section 1(f), a certificate showing the placement of a renewal or substitute policy of insurance.

- (iii) Notice of Loss. In the event of loss, Grantor shall immediately notify Beneficiary, which may make proof of loss if it is not made promptly by Grantor.
 - (iv) Insurance Proceeds. Insurance proceeds shall be paid directly to Beneficiary which may deal directly with any insurance company. If Beneficiary by reason of such insurance receives any money for loss or damage, such amount may, at the option of Beneficiary, either: be retained and applied by Beneficiary toward payment of all or part of the indebtedness secured by this Trust Deed in such order as Beneficiary may determine, without regard to whether or not the security of Beneficiary is impaired, or be paid over wholly or in part to the Grantor upon such conditions as Beneficiary may determine for the repair of buildings or improvements located on the Trust Property or for the erection of new buildings or improvements in their place, or for any other purpose or object satisfactory to Beneficiary. If Beneficiary elects to pay all or a portion of the insurance proceeds to Grantor, Beneficiary shall not be obligated to see to the proper application of any amount paid to Grantor.
- (g) Use, Maintenance, and Alterations.
- (i) Duty to Maintain. Grantor shall maintain the Trust Property in good condition and repair and promptly perform all repairs and maintenance necessary to preserve its value.
 - (ii) Waste; Nuisance. Grantor shall not conduct or permit any nuisance on the Trust Property nor commit or suffer any strip or waste thereof.
 - (iii) Removal of Improvements. Grantor shall not demolish or remove any improvements on the Trust Property without the prior written consent of Beneficiary, but Grantor may make alterations which it deems necessary for the purpose of renting the Trust Property.
 - (iv) Beneficiary's Right to Enter and Inspect. Grantor will permit Beneficiary and its agents to enter upon the Trust Property at all reasonable times to inspect the Trust Property.
 - (v) Compliance with Governmental Requirements. Grantor shall promptly comply with all laws, ordinances, and regulations of all governmental authorities applicable to the use or occupancy of the Trust Property, Grantor may contest in good faith any such law, ordinance, or regulation and withhold compliance during any proceeding, including appropriate appeals, so long as Beneficiary's and Trustee's interests in the Trust Property are not jeopardized.
- (h) Eminent Domain.
- (i) Notice of Taking or Condemnation Proceeding. If the Trust Property, or any part thereof or interest therein, should be taken or damaged by reasons of any public improvement or condemnation proceeding, or if Grantor should receive any notice or other information regarding a condemnation proceeding or similar type of proceeding, Grantor shall immediately notify Beneficiary.
 - (ii) Condemnation Proceeds. Beneficiary shall be entitled to all compensation, awards, and other payments or relief related to condemnation, and shall be entitled at its sole option to commence, appear in, and prosecute in its own name any such action or proceeding. Beneficiary shall also be entitled to make any compromise or settlement in connection with such taking or damage. All such compensation, awards, damages, rights of action, and proceeds awarded to Grantor (Condemnation Proceeds) are hereby assigned to Beneficiary and Grantor agrees to execute such further assignments of the Condemnation Proceeds as Beneficiary may require. Beneficiary shall have the option, in its sole and absolute discretion, to either: apply such Condemnation Proceeds, after deducting therefrom all costs and expenses (regardless of the particular nature thereof and whether incurred with or without suit), including attorney fees incurred by Beneficiary in connection with such Condemnation Proceeds, upon all or part of the indebtedness secured by this Trust Deed in such order as Beneficiary may determine, without regard to whether or not the security of Beneficiary is impaired; or apply all of such Condemnation Proceeds, after deducting all of Beneficiary's costs and expenses, to the restoration of the Trust Property upon such conditions as Beneficiary may determine.
- (i) Report.
- (i) Default. Grantor shall furnish to Beneficiary notice of any default on its part under any lease affecting the Trust Property.
 - (ii) Leases. Grantor will furnish to Beneficiary, upon request, copies of leases covering any portion of the Trust Property entered into after the date hereof.

2. Events of Default.

The following shall constitute events of default:

- (a) Nonpayment. Failure of Grantor to make any payment required by the Note or to make any payment for taxes, insurance premiums or for reserves for such payments, or any other payment necessary to prevent filing of or discharge of any lien within 10 days after written notice by Beneficiary (or Beneficiary's agents) of any such nonpayment. No notice by Beneficiary shall be required for nonpayment if during the preceding 12 calendar months Beneficiary has sent notice to Grantor concerning any nonpayment hereunder.

- (b) Breach of Other Covenant. Failure of Grantor to perform any obligation contained in this Trust Deed within 30 days after notice from Beneficiary (or Beneficiary's representative) specifying the nature of the default or, if the default cannot be cured within 30 days, failure within such time to commence and pursue with reasonable diligence curative action. No notice of default and opportunity to cure shall be required if during the preceding 12 calendar months Beneficiary has already sent a notice to Grantor concerning default in performance of the same obligation.
- (c) Misinformation. Falsity in any material respect of the warranty in paragraph 1(b) or of any representation, warranty, or information furnished to Beneficiary in connection with the Note or this Trust Deed.
- (d) Other Obligation. Failure of Grantor to perform any obligation required by any other instrument (i.e., other than the Note or this Trust Deed) evidencing or securing any indebtedness of Grantor to Beneficiary.
- (e) Sale or Transfer of Possession. The sale or transfer of possession of the Trust Property or any part thereof in any manner by Grantor, whether by deed, contract of sale, lease, or similar agreement, without the prior written consent of Beneficiary. The execution and delivery by the Grantor of any joint venture agreement, partnership agreement, declaration of trust, option agreement, or other instrument whereunder any other person may become entitled, directly or indirectly to the possession or enjoyment of the Trust Property, or the income or other benefits derived or to be derived therefrom, shall in each case be deemed to be a sale or transfer of Grantor's interest in the Trust Property for the purposes of this section. Grantor acknowledges that the loan secured by this Trust Deed is to Grantor and that in making it Beneficiary has relied on Grantor's credit, Grantor's interest in the Trust Property and financial market conditions at the time this loan is made.
- (f) Certain Taxes. This subsection shall apply to the following state taxes:

A specific tax on mortgages, trust deeds, secured indebtedness, or any part of the indebtedness secured by this Trust Deed; A specific tax on the Grantor of property subject to a trust deed which the taxpayer is authorized or required to deduct from payments on the trust deed; A tax on property chargeable against the beneficiary or trustee under a trust deed or holder of the Note secured thereby; A specific tax on all or any portion of the indebtedness or on payments of principal and interest made by Grantor. If any state tax to which this subsection applies is enacted after the date of this Trust Deed, enactment of the tax shall constitute an event of default unless the following conditions are met: Grantor may lawfully pay the tax or charge imposed by the state tax without causing any resulting economic disadvantage or increase of tax to Beneficiary or Trustee, and Grantor pays or agrees to pay the tax or charge within 30 days after notice from Beneficiary or Trustee that the tax law has been enacted. In the event of a default under this paragraph 2(f), and notwithstanding any other provision of the Note or this Trust Deed, no prepayment penalty shall be payable.

3. Remedies in Case of Default.

If any event of default shall occur, Beneficiary or Trustee, as the case may be, may exercise any of the following rights and remedies, in addition to any other remedies which may be available at law, in equity, or otherwise:

- (a) Acceleration. Beneficiary may declare all sums secured by this Trust Deed, including all interest and prepayment penalties, to be immediately due and payable.
- (b) Books and Records. Beneficiary may examine all books, records, and contracts of Grantor pertaining to the Trust Property and of any guarantors and make such memoranda thereof as may be desired.
- (c) Receiver. Beneficiary may have a receiver of the Trust Property appointed. Beneficiary shall be entitled to the appointment of a receiver as a matter of right whether or not the apparent value of the Trust Property exceeds the amount of the indebtedness secured by this Trust Deed. Employment by Trustee or Beneficiary shall not disqualify a person from serving as receiver. Grantor waives all defenses and consents to the appointment of a receiver at Beneficiary's option.
- (d) Possession. Beneficiary may, either through a receiver or as a lender-in-possession, take possession of all or any part of the Trust Property, and Grantor shall peaceably surrender the same.
- (e) Rents and Revenues. Beneficiary may revoke Grantor's right to collect the rents and revenues from the Trust Property, and may, either itself or through a receiver, collect the same. To facilitate collection, Beneficiary may notify Grantor's tenants to pay rents directly to it. Beneficiary shall not be deemed to be in possession of the Trust Property solely by reason of exercise of the rights contained in this paragraph 3(e). If rents are collected by Beneficiary under this paragraph 3(e), Grantor hereby irrevocably designates Beneficiary as Grantor's attorney-in-fact to endorse instruments received in payment of rent, in respect of any part of the Trust Property, in the name of Grantor and to negotiate such instruments and collect the proceeds thereof.
- (f) Foreclosure. Beneficiary may obtain a decree foreclosing Grantor's interest in all or any part of the Trust Property.
- (g) Fixtures and Personal Property. With respect to any fixtures or personal property subject to a security interest in favor of Beneficiary, Beneficiary may exercise any and all of the rights and remedies of a secured party under the Uniform Commercial Code.
- (h) Abandon Security. Beneficiary may abandon any security afforded by this Trust Deed or any other security instrument by notifying Grantor of Beneficiary's election to do so.

- (i) **Power of Sale.** Beneficiary may direct Trustee, and Trustee shall be empowered, to foreclose the Trust Property by advertisement and exercise of the power of sale under applicable law.
- (j) **Sale of Collateral; Bid at Public Sale.** In exercising its rights and remedies, Beneficiary shall be free to sell all or any part of the collateral together or separately, or to sell certain portions of its collateral and refrain from selling other portions. Beneficiary shall be entitled to bid at any public sale on all or any portion of its collateral.
- (k) **Cumulative Remedies.** Election to pursue one remedy shall not exclude resort to any other remedy, and, unless the context otherwise requires, all remedies under this Trust Deed are cumulative and not exclusive. An election to cure under paragraph 6(g) shall neither prejudice the right to declare a default nor constitute a waiver of the breached term or of any of the remedies provided herein. No delay or omission in exercising any right or remedy shall impair that or any other right to remedy or shall be construed to be a waiver of the default.

4. Receiver or Trustee-in-Possession.

Upon taking possession of all or any part of the Trust Property, a receiver or Trustee or Beneficiary or Beneficiary's representative may:

- (a) **Management.** Use, operate, manage, control, and conduct business on the Trust Property and make expenditures for such purposes and for maintenance and improvements as in its judgment are necessary.
- (b) **Rents and Revenues.** Collect all rents, revenues, income, issues, and profits from the Trust Property and apply such sums to the expenses of use, operation, management, maintenance, and improvements.
- (c) **Construction.** At its option, complete any construction in progress on the Trust Property, and in that connection pay bills, borrow funds, employ contractors, and make any changes in plans and specifications as it deems appropriate.
- (d) **Additional Indebtedness.** If the revenues produced by the Trust Property are insufficient to pay expenses, including, without limitation, any disbursements made by Beneficiary or Trustee pursuant to this Section 4, a receiver may borrow, or Beneficiary or Trustee may advance, such sums upon such terms as it deems necessary for the purposes stated in this section, and repayment of such sums shall be secured by this Trust Deed. Amounts borrowed or advanced shall bear interest at a rate equal to the lesser of eight percent (8%) per annum or the highest rate permitted by applicable law. Amounts borrowed or advanced and interest thereon shall be payable by Grantor to Beneficiary or Trustee on demand.

5. Application of Proceeds.

All proceeds realized from the exercise of the rights and remedies under Sections 3 and 4 shall be applied as follows:

- (a) **Costs and Expenses.** To pay the costs of exercising such rights and remedies, including the costs of any sale, the costs and expenses of any receiver or lender-in-possession, and the costs and expenses provided for in paragraph 6(f).
- (b) **Indebtedness.** To pay all other amounts owed by Grantor, payment of which is secured by this Trust Deed.
- (c) **Surplus.** The surplus, if any, shall be paid to the Clerk of the Court in the case of a foreclosure by judicial proceeding, otherwise to the person or persons legally entitled thereto.

6. General Provisions.

- (a) **Reconveyance Upon Payment.** Upon written request of Beneficiary stating that all sums secured hereby have been paid, surrender of this Trust Deed and the Note to Trustee for cancellation and retention and payment of its fees, Trustee shall reconvey, without warranty, the Trust Property then held hereunder. The recitals in any reconveyance executed under this Trust Deed of any matters of facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto."
- (b) **Substitute Trustee.** In the event of dissolution or resignation of the Trustee, Beneficiary may substitute one or more trustees to execute the trust hereby created, and the new trustee(s) shall succeed to all of the powers and duties of prior trustees.
- (c) **Trust Deed Binding on Successors and Assigns.** This Trust Deed shall be binding on and inure to the benefit of the successors and assigns of Grantor, Trustee, and Beneficiary.
- (d) **Indemnify.** Grantor shall hold Beneficiary and Trustee harmless from any and all loss and expense, including but not limited to attorney fees and court costs, in any suit, action or proceeding or any appeal therefrom brought against Trustee or Beneficiary by a third party resulting from or attributable to Beneficiary's ownership of the Note or Trustee's interest under this Trust Deed, except suits, actions, and proceedings based upon a claim that Beneficiary or Trustee improperly entered into this Trust Deed or Note or loaned money thereunder.

Page 6 of 6 Trust Deed for Integrated Building Solutions, LLC, an Oregon Limited Liability Company