

SOUTH CENTRAL OREGON TRUST DEED
ECONOMIC DEVELOPMENT DISTRICT

DATE: April 14, 2014

PARTIES

GRANTOR: Basin Martini Bar LLC, an Oregon Limited Liability Company
Amy E. and Michael L. McKay, Members
630 Main Street
Klamath Falls OR 97601

TRUSTEE: TICOR TITLE
1555 E. McAndrews Road Suite 100
Medford OR 97504

BENEFICIARY: South Central Oregon Economic Development District
PO Box 1529
Klamath Falls, Oregon 97601

PROPERTY

LAND IN KLAMATH COUNTY, OREGON DESCRIBED AS FOLLOWS:

The Easterly 53.4 feet of Lot 7 and the Westerly 20 feet of Lot 8 in Block 38 of ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon, EXCEPTING THEREFROM any portion lying within the alley adjacent to said lots.

Property Address is 630 Main Street, Klamath Falls OR 97601

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 Basin Martini Bar, LLC an Oregon Limited Liability Company and Basin Martini Bar, LLC has agreed to borrow from Beneficiary, the sum of \$125,000.00 upon the terms and conditions set out herein and in a Promissory Note – EDA (the Note) dated April 14, 2014 with final payment due on April 15, 2029 which is the maturity date of this Trust Deed.
- E. The term "Grantor" as used in this instrument refers to Basin Martini Bar, LLC, Amy E. and Michael L. McKay 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

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The parties covenant and agree as follows:

(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.

(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.

(e) Taxes and Assessments; Liens and Claims.

(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.

(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.

(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.

(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.

- (e) Notice. Any notice under this Trust Deed shall be in writing. Any notice to be given or document to be delivered under this Trust Deed, shall be effective when either delivered in person or deposited as registered or certified mail, postage prepaid, addressed to the party at the address first stated in this Trust Deed; provided that any notice pursuant to exercise of the Trustee's power of sale in the event of default shall be sufficient if such notice complies with all provisions of Oregon law applicable to exercise of such powers of sale. Any party may by notice to the others designate a different address.
- (f) Expenses and Attorney Fees. In the event that Beneficiary or Trustee shall take any action, judicial or otherwise, to enforce the Note or any provision of this Trust Deed, or if Beneficiary or Trustee shall be required to appear in any proceedings to protect and maintain the priority of Trustee's title to the Trust Property, Trustee or Beneficiary (or both) shall be entitled to recover from Grantor all expenses which it may reasonably incur in taking such action, including but not limited to costs incurred in searching records, the cost of title reports and surveyors' reports, and its attorney fees, whether incurred in a suit or action, or any appeals from a judgment or decree therein or in connection with nonjudicial action. Grantor shall reimburse Beneficiary or Trustee (or both) for expenses so incurred on demand with interest from the date of expenditure until repaid at a rate equal to the lesser of 8 percent (8%) per annum or the highest rate permitted by applicable law.
- (g) Beneficiary's Right to Cure. If Grantor fails to perform any obligation required of it under this Trust Deed, Beneficiary may, without notice, take any steps necessary to remedy such failure. Grantor shall reimburse Beneficiary for all amounts expended, in so doing, on demand with interest at a rate equal to the lesser of eight percent (8%) per annum or the highest rate permitted by applicable law, from the date of expenditure until repaid. Such action by Beneficiary shall not constitute a waiver of the default or any other right or remedy which Beneficiary may have on account of Grantor's default.
- (h) Applicable Law. This Trust Deed shall be governed by the laws of the State of Oregon.
- (i) Time of Essence. Time is of the essence of this Trust Deed.
- (j) Headings. The headings to the sections and paragraphs of this Trust Deed are included only for the convenience of the parties and shall not have the effect of defining, diminishing, or enlarging the rights of the parties or affecting the construction or interpretation of any portion of this Trust Deed.
- (k) Severability. If any provision of this Trust Deed shall be held to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability shall not affect any other provisions of this Trust Deed, but this Trust Deed shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
- (l) Entire Agreement. This Trust Deed and the Note contain the entire agreement of the parties with respect to the matters covered, and no other previous agreement, statement, or promise made by any party to this Trust Deed which is not contained in its terms or in the terms of the Note shall be binding or valid.

IN WITNESS WHEREOF, Grantor has caused this Trust Deed to be executed as of the day and year first above written.

GRANTOR: BASIN MARTINI BAR, LLC, AN OREGON LIMITED LIABILITY COMPANY

<u>Amy E. McKay</u> Amy E. McKay, Member	<u>4/15/14</u> Date
<u>Michael L. McKay</u> Michael L. McKay, Member	<u>4/15/14</u> Date

This property described herein was obtained or improved through Federal financial assistance. This property is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the property continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the purchaser owns it, whichever is longer.

ACKNOWLEDGMENT

STATE OF OREGON)
) SS.
County of Klamath)



I certify that I know or have satisfactory evidence that AMY E. MCKAY AND MICHAEL L. MCKAY signed this instrument and that they are authorized to execute this instrument, and acknowledged it as Grantor to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Before me:

Emily Jean Coe
Notary Public for Oregon
My Commission Expires: May 13, 2016