

AFTER RECORDING RETURN TO:
AMERITITLE
300 Klamath Ave.
Klamath Falls, OR 97601

AMERITITLE
34602AM

2015-006532
Klamath County, Oregon
06/22/2015 12:17:08 PM
Fee: \$67.00

FILE NO. 34602AM

Grantor:

Winema Elevators, LLC, a California Limited
Liability Company
31120 West Street, PO Box 1029
Goshen, CA 93227

Beneficiary:

Winema Liquidating Corp., Inc., an Oregon
Corporation
9686 Greenbriar
Klamath Falls, OR 97601

TRUST DEED

(Due on Sale)

THIS TRUST DEED, made on **June 16, 2015**, between **Winema Elevators, LLC, a California Limited Liability Company**, as Grantor, **AmeriTitle, an Oregon Corporation**, as Trustee, and **Winema Liquidating Corp., Inc., an Oregon Corporation**, as Beneficiary,

WITNESSETH:

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property in **Klamath County, Oregon**, described as:

See Exhibit "A"

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with the property.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the sum of **Five Hundred Thousand Dollars and No Cents Dollars, with interest thereon** according to the terms of a promissory note of even date herewith, payable to beneficiary or order and made payable by grantor, the final payment of principal and interest hereof, if not sooner paid, to be due and payable **June 18, 2016**.

The date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note becomes due and payable. In the event the within described property, or any part thereof, or any interest therein is sold, agreed to be sold, conveyed, assigned, or alienated by the grantor without first having obtained the written consent or approval of the beneficiary, then, at the beneficiary's option, all obligations secured by this instrument, irrespective of the maturity dates expressed therein or herein, shall become immediately due and payable.

To protect the security of this trust deed, grantor agrees:

To protect, preserve and maintain said property in good condition and repair; not to remove or demolish any building or improvement thereon; not to commit or permit any waste of said property.

1. To complete or restore promptly and in good workmanlike manner any building or improvement which may be constructed, damaged or destroyed thereon, and pay when due all costs incurred therefore.
2. To comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the property; if the beneficiary so requests, to join in executing such financing statements pursuant to the Uniform Commercial Code as the beneficiary may require and to pay for filing same in the proper public office or offices, as well as the cost of all lien searches made by filing officers or searching agencies as may be deemed desirable by the beneficiary.
3. To provide and continuously maintain insurance on the buildings now or hereafter erected on said premises against loss or damage by fire and such other hazards, as the beneficiary may from time to time require, in an amount not less than the \$500,000.00, written by one or more companies acceptable to the beneficiary, with loss payable to the latter. All policies of insurance shall be delivered to the beneficiary as soon as insured. If grantor shall fail for any reason to procure any such insurance and to deliver said policies to the beneficiary at least fifteen days prior to the expiration of any policy of insurance now or hereafter placed on said buildings, the beneficiary may procure same at grantor's expense. The amount collected under any fire or other insurance policy may be applied by beneficiary upon any indebtedness secured hereby and in such order as beneficiary may determine, or at option of beneficiary the entire amount so collected, or any part thereof, may be released to grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
4. To keep said premises free from construction liens and to pay all taxes, assessments and other charges that may be levied or assessed upon or against said property before any part of such taxes, assessments and other charges become past due or delinquent and promptly deliver receipts therefore to beneficiary; should the grantor fail to make payment of any taxes, assessments, insurance premiums, liens or other charges payable by grantor, either by direct payment or by providing beneficiary with funds with which to make such payment, beneficiary may, at its option, make payment thereof, and the

NOTE: The Trust Deed Act provides that the Trustee hereunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company, or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real property of this state, its subsidiaries, affiliates, agents or branches, the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.585.

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amount so paid, with interest at the rate set forth in the note secured hereby, together with obligations described in paragraphs 6 and 7 of this trust deed, shall be added to and become a part of the debt secured by this trust deed, without waiver of any rights arising from breach of any of the covenants hereof and for such payments, with interest as aforesaid, the property hereinbefore described, as well as the grantor, shall be bound to the same extent that they are bound for the payment of the obligation herein described, and all such payments shall be immediately due and payable without notice, and the nonpayment thereof shall, at the option of the beneficiary, render all sums secured by this trust deed immediately due and payable and constitute a breach of this trust deed.

5. To pay all costs, fees and expenses of this trust deed including the cost of title search as well as the other costs and expenses of the trustee incurred in connection with or in enforcing this obligation and trustee's and attorney's fees actually incurred.
6. To appear in and defend any action or proceeding purporting to affect the security rights or powers of beneficiary or trustee; and in any suit, action or proceeding in which the beneficiary or trustee may appear, including any suit for the foreclosure of this deed, to pay all costs and expenses, including evidence of title and the beneficiary's or trustee's attorney's fees; the amount of attorney's fees mentioned in this paragraph 7 in all cases shall be fixed by the trial court and in the event of an appeal from any judgment or decrees of the trial court, grantor further agrees to pay such sum as the appellate court shall adjudge reasonable as the beneficiary's or trustee's attorney's fees on such appeal.

It is mutually agreed that:

7. In the event that any portion or all of said property shall be taken under the right of eminent domain or condemnation, beneficiary shall have the right, if it so elects, to require that all or any portion of the monies payable as compensation for such taking, which are in excess of the amount required to pay all reasonable costs, expenses and attorney's fees necessarily paid or incurred by grantor in such proceedings, shall be paid to beneficiary and applied by it first upon any such reasonable costs and expenses and attorney's fees, both in the trial and appellate courts, necessarily paid or incurred by beneficiary in such proceedings, and the balance applied upon the indebtedness secured hereby; and grantor agrees, at its own expense, to take such actions and execute such instruments as shall be necessary in obtaining such compensation, promptly upon beneficiary's request.
8. At any time and from time to time upon written request of beneficiary, payment of its fees and presentation of this deed and the note for endorsement (in case of full reconveyances, for cancellation), without affecting the liability of any person for the payment of the indebtedness, trustee may (a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any restriction thereon; (c) join in any subordination or other agreement affecting this deed or the lien or charge thereof; (d) reconvey, without warranty, all or any part of the property. The grantee in any reconveyance may be described as the "person or persons legally entitled thereto," and the recitals therein of any matters or facts shall be conclusive proof of the truthfulness thereof. Trustee's fees for any of the services mentioned in this paragraph shall be not less than \$5.
9. Upon default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in its own name sue or otherwise collect the rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees upon any indebtedness secured hereby, and in such order as beneficiary may determine.
10. The entering upon and taking possession of said property, the collection of such rents, issues and profits, or the proceeds of fire and other insurance policies or compensation or awards for any taking or damage of the property, and the application or release thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
11. Upon default by grantor in payment of any indebtedness secured hereby or in his performance of any agreement hereunder, time being of the essence with respect to such payment and/or performance, the beneficiary may declare all sums secured hereby immediately due and payable. In such an event the beneficiary at his election may proceed to foreclose this trust deed in equity as a mortgage or direct the trustee to foreclose this trust deed by advertisement and sale, or may direct the trustee to pursue any other right or remedy, either at law or in equity, which the beneficiary may have. In the event the beneficiary elects to foreclose by advertisement and sale, the beneficiary or the trustee shall execute and cause to be recorded his written notice of default and his election to sell the said described real property to satisfy the obligation secured hereby whereupon the trustee shall fix the time and place of sale, give notice thereof as then required by law and proceed to foreclose this trust deed in the manner provided in ORS 86.752 to 86.815.
12. After the trustee has commenced foreclosure by advertisement and sale, and at any time prior to 5 days before the date the trustee conducts the sale, the grantor or any other person so privileged by ORS 86.778, may cure the default or defaults. If the default consists of a failure to pay, when due, sums secured by the trust deed, the default may be cured by paying the entire amount due at the time of the cure other than such portion as would not then be due had no default occurred. Any other default that is capable of being cured may be cured by tendering the performance required under the obligation or trust deed. In any case, in addition to curing the default or defaults, the person effecting the cure shall pay to the beneficiary all costs and expenses actually incurred in enforcing the obligation of the trust deed together with trustee's and attorney's fees not exceeding the amounts provided by law.
13. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale or the time to which said sale may be postponed as provided by law. The trustee may sell said property either in one parcel or in separate parcels and shall sell the parcel or parcels at auction to the highest bidder for cash, payable at the time of sale. Trustee shall deliver to the purchaser its deed in form as required by law conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in the deed of any matters of fact shall be conclusive proof of the truthfulness thereof. Any person, excluding the trustee, but including the grantor and beneficiary, may purchase at the sale.
14. When trustee sells pursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the expenses of sale, including the compensation of the trustee and a reasonable charge by trustee's attorney, (2) to the obligation secured by the trust deed, (3) to all persons having recorded liens subsequent to the interest of the trustee in the trust deed as their interests may appear in the order of their priority and (4) the surplus, if any, to the grantor or to his successor in interest entitled to such surplus.
15. Beneficiary may from time to time appoint a successor or successors to any trustee named herein or to any successor trustee appointed hereunder. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred upon any trustee herein named or appointed hereunder. Each such appointment and substitution shall be made by written instrument executed by beneficiary, which, when recorded in the mortgage records of the county or counties in which the property is situated, shall be conclusive proof of proper appointment of the successor trustee.
16. Trustee accepts this trust when this deed, duly executed and acknowledged is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or of any action or proceeding in which grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee. The grantor covenants and agrees to and with the beneficiary and the beneficiary's successor in interest that the grantor is lawfully seized

in fee simple of the real property and has a valid, unencumbered title thereto and that the grantor will warrant and forever defend the same against all persons whomsoever.

WARNING: Unless grantor provides beneficiary with evidence of insurance coverage as required by the contract or loan agreement between them, beneficiary may purchase insurance at grantor's expense to protect beneficiary's interest. This insurance may, but need not, also protect grantor's interest. If the collateral becomes damaged, the coverage purchased by beneficiary may not pay any claim made by or against grantor. Grantor may later cancel the coverage by providing evidence that grantor has obtained property coverage elsewhere. Grantor is responsible for the cost of any insurance coverage purchased by beneficiary, which cost may be added to grantor's contract or loan balance. If it is so added, the interest rate on the underlying contract or loan will apply to it. The effective date of coverage may be the date grantor's prior coverage lapsed or the date grantor failed to provide proof of coverage. The coverage beneficiary purchases may be considerably more expensive than insurance grantor might otherwise obtain alone and may not satisfy any need for property damage coverage or any mandatory liability insurance requirements imposed by applicable law.

The grantor warrants that the proceeds of the loan represented by the above-described note and this trust deed are primarily for (check one):

☐ grantor's personal, family, or household purposes.

Initial: _____

OR

☒ organization, or (even if grantor is a natural person) are for business or commercial purposes.

Initial: _____

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors, and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein.

In construing this trust deed, it is understood that the grantor, trustee and/or beneficiary may be more than one person; that if the context so requires, the singular shall be taken to mean and include the plural and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

Winema Elevators, LLC, a California Limited Liability Company

BY: Western Milling, LLC, Managing Member

By: _____
Mark LaBounty, Secretary

State of _____ } ss
County of _____ }

On this _____ day of June, 2015, before me, _____ a Notary Public in and for said state, personally appeared Chris Kandra, as President and Craig Fleck, Secretary for Winema Liquid Corp., Inc., an Oregon Corporation, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)

County of Tulare)

On June 16, 2015 before me, Nichole Rae Bement,
(here insert name and title of the officer)

personally appeared Mark La Bounty

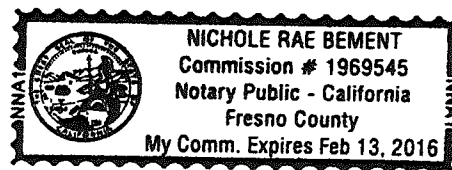
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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

Nichole Rae Bement



(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Trust Deed

containing 5 pages, and dated June 16, 2015

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-Fact
☒ Corporate Officer(s)

Secretary
Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____

Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)
☐ _____

REQUEST FOR FULL RECONVEYANCE
(To be used only when obligations have been paid)

TO: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by the trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of the trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by the trust deed (which are delivered to you herewith together with the trust deed) and to reconvey, without warranty, to the parties designated by the terms of the trust deed the estate now held by you under the same.

Mail reconveyance and documents to: _____

DATED: _____, _____, _____

Beneficiary

**Do not lose or destroy this Trust Deed or the Note which it secures.
Both must be delivered to the Trustee for cancellation before reconveyance will be made.**

Exhibit "A"

Parcel 1: 4010-03400-01200-000 R100134

Beginning at an iron pin which marks the intersection of the Easterly right of way line of the County Road and the Westerly right of way of the Southern Pacific's Modoc Northern Line, and which iron pin is 30 feet East and 359.2 feet North of the Northwest corner of the SW1/4 SE1/4 of Section 34, Township 40 South, Range 10 East of the Willamette Meridian, and running thence: South 20°22' East along the Westerly right of way line of the Modoc Northern Railroad, and 50 feet at right angles from its center, a distance of 758.8 feet to an iron pin; thence South 69°38' West a distance of 281.7 feet to an iron pin which lies on the Easterly right of way line of the County Road, 30 feet Easterly at right angles from its center; thence North along the Easterly right of way line of the County Road and 30 feet at right angles from its center a distance of 809.3 feet, more or less, to the point of beginning, in the W1/2 SE1/4 of Section 34, Township 40 South, Range 10 East of the Willamette Meridian.

Parcel 2: 4112-016CD-00300-000 R110604

Tract 1: Beginning at the one quarter corner on the South line of Section 16, Township 41 South, Range 12 East of the Willamette Meridian; thence West along the section line, 72 feet, more or less to the Northeasterly right of way line of the Great Northern Railroad; thence Northwesterly along the curve of said right of way line to a point which is 225.7 feet Southeasterly from the intersection of the Southeasterly line of the county road running from Malin to the Great Northern depot, with the Northeasterly right of way line of said railroad; thence North 49° 55' East 139.2 feet; thence Southeasterly along the arc of a curve parallel to and 139.2 feet distant from the right of way line of said railroad, to the East line of the SE1/4 SW1/4 of said Section 16; thence South 152.5 feet, more or less, to the point of beginning; being a portion of the SE1/4 SW1/4 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian.

Tract 2: Beginning at the South quarter corner of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, thence Northerly along the North and South center line of Section 16, 797 feet; thence Westerly at right angles to the North and South center line of Section 16 a distance of 470 feet, to a point on the Southerly right of way of the County road which point is the point of beginning; thence Southwesterly along the Southerly right of way line of said County Road, a distance of 164.9 feet, to a point of intersection with the Easterly right of way line of the Great Northern Railway; thence Southeasterly along said right of way line of the Great Northern Railway, a distance of 225.7 feet; thence Northeasterly a distance of 139.2 feet, more or less to a point which is Southeasterly, 165.8 feet from the point of beginning; thence Northwesterly, 165.8 feet to the point of beginning; being a portion of the SE1/4 SW1/4 of Section 16, Township 41 South Range 12 East of the Willamette Meridian.

Parcel 3:

Situated in Klamath County, Oregon. All that certain piece or parcel of land situated lying and being in the SW1/4NW1/4 of Section 8, Township 41 South Range 11 East of the Willamette Meridian County of Klamath, State of Oregon, being a portion of the 18.236 acre parcel of land described in deed dated October 19, 1928, from Ned O'Connor, et ux., to Central Pacific Railway Company, recorded January 14, 1929 in Book 85 of Deeds, page 146, records of Klamath County more particularly described as follows: Commencing at the Southwest corner of the NW1/4 of said Section 8: thence North along the West line of said NW1/4 of Section 8, a distance 316.7 feet to a point in the Southerly line of said 18.236 acre parcel of land described in said deed dated October 19, 1928, thence East along said Southerly line 525.3 feet to a point, said point being the actual point of beginning of the parcel of land to be described; thence North at right angles to said Southerly line of said 18.236 acre parcel of land, 100.00 feet to a point distant 50 feet Southerly at right angles, from the center of the main track of the Central Pacific Railway Company at or near Engineer Station 997-80; thence East parallel to said center line of the main track, 720 feet to a point distant 50 feet Southerly at right angles from said center line at Engineer Station 1005-00; thence South at right angles to last described course, 100 feet to a point in the Southerly line of the 18.236 acre parcel of land described in said deed dated October 19, 1928; thence West along said Southerly line 720 feet to the point of beginning.

Parcel 4:

A portion of the SW1/4NW1/4 of Section 8 Township 41 South Range 11 East of the Willamette Meridian, to wit: Beginning at a point in the Southerly line of said 18.236 acre parcel of land described in Deed Book 85 at page 146, Deed Records of Klamath County, Oregon distant North 49°50'20" East 491.07 feet from the Southwest corner of the said Northwest quarter of said Section 8, being also in a line that is parallel with and distant Easterly 375.30 feet, measured at right angles from the West line of said Section 8; thence North along said parallel line, 100.0 feet to a point distant 50 feet, Southerly measured at right angles, from the original located center line of main track of the Central Pacific Railway Company at Engineer's Station 996/30.0; thence East, along a line parallel with and distant Southerly 50 feet, measured at right angles from said original located center line of main track 150.0 feet to a point; thence South at right angles from last said parallel line 100.0 feet to a point in the said Southerly line of the land described in said deed; thence West along said Southerly line 150.0 feet to the point of beginning.

Parcel 5:

A tract of land situated in the SW1/4 NW1/4 of Section 8 Township 41 South Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is North 316.70 feet and East 375.30 feet from the Southwest corner of the NW1/4 of said Section 8, said point being South 150 feet from, measured at right angles to the centerline of, the Southern Pacific Railroad Main Track; thence South 45°00'00" East 108.89 feet to a point which is South 222 feet from, measured at right angles to the said centerline; thence East 431.80 feet; thence North 45°00'00" East 108.89 feet; thence West 585.80 feet to the point of beginning.