

2017-002886

Klamath County, Oregon



00200806201700028860040044

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

03/21/2017 08:29:10 AM

Fee: \$57.00

A. NAME & PHONE OF CONTACT AT FILER (optional) Phone: (800) 331-3282 Fax: (818) 662-4141	
B. E-MAIL CONTACT AT FILER (optional) CLS-CTLS_Glendale_Customer_Service@wolterskluwer.com	
C. SEND ACKNOWLEDGMENT TO: (Name and Address) 14413 - UMPQUA BANK -	
CT Lien Solutions P.O. Box 29071 Glendale, CA 91209-9071	58070885 OROR FIXTURE
File with: Klamath, OR	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME 5C COOK PROPERTIES, LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 1650 E MAIN ST		CITY KLAMATH FALLS	STATE OR	POSTAL CODE 97601
				COUNTRY USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR	2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
				COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME Umpqua Bank				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS PO Box 1580		CITY Roseburg	STATE OR	POSTAL CODE 97470
				COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:

All Fixtures; whether any of the foregoing is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the foregoing; all records of any kind relating to any of the foregoing; all proceeds relating to any of the foregoing (including insurance, general intangibles and accounts proceeds)

5. Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, item 17 and Instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:

6b. Check only if applicable and check only one box:

☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:

58070885

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here ☐

9a. ORGANIZATION'S NAME

5C COOK PROPERTIES, LLC

OR

9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME

OR

10b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

10c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME

OR

11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. ☒ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:

☐ covers timber to be cut ☐ covers as-extracted collateral ☒ is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):

16. Description of real estate:

1636 EAST MAIN ST, 1650 E MAIN STREET AND
1659 OWENS STREET, KLAMATH FALLS, OR,
97601

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The South 39 feet of vacated Lot 6, vacated Lots 7, 8, 9, 10, 15, 16, 17 and 18 in Block 206, MILLS SECOND ADDITION to The City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon, said lots having been vacated by Ordinance No. 03-06, recorded April 14, 2003 in Volume M03, page 23363, Microfilm Records of Klamath County, Oregon, and amended by Ordinance No. 04-03, recorded March 10, 2004 in Volume M04, page 13650, and by Ordinance No. 03-05, recorded April 14, 2003 in Volume M03, page 23360, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH that portion of alley which inured thereto by operation of law, vacated by Ordinance No. 03-03, recorded December 13, 2003 in Volume M03, page 08867

ALSO TOGETHER WITH that portion of vacated alley which attaches thereto by operation of law in Ordinance No. 11-01, recorded February 16, 2011 in Volume 2011-01839, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH that portion of the former Oregon, California and Eastern Railway Company railroad right of way over and across said vacated Lot 8 as conveyed by Quit Claim Deed recorded February 14, 1996 in Volume M96, page 4242, Microfilm Records of Klamath County, Oregon.

AND TOGETHER WITH that portion of the former Oregon, California and Eastern Railway Company railroad right of way over and across said vacated Lots 9 and 10, if any.

EXCEPTING THEREFROM that portion conveyed to Klamath Health Partnership, Inc., pursuant to Property line Adjustment 9-11 by deed recorded June 26, 2012 in Volume 2012-006968, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

Beginning at the Southwest corner of Lot 19, Block 206 of MILLS SECOND ADDITION TO KLAMATH FALLS, said point marked by a 5/8 inch iron rod; thence South 89° 24' 00" West 10.00 feet; thence North 00° 36' 00" East 67.27 feet; thence North 89° 05' 19" East 34.39 feet to a point marked by a 5/8 inch iron rod; thence South 00° 35' 10" East 67.45 feet to a point marked by a 5/8 inch iron rod; thence South 89° 24' 00" West 24.37 feet to the point of beginning, with bearings based on Klamath County Survey 7848 and pursuant to Property line adjustment 9-11.

PARCEL 3:

Lots 11, 12, 13 and 14 in Block 206, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of the former Oregon, California and Eastern Railway Company railroad right of way over and across said Lots 11 and 12 as conveyed by Quit Claim Deed recorded February 14, 1996 in Volume M96, page 4242, Microfilm Records of Klamath County, Oregon.

ALSO TOGETHER WITH that portion of vacated alley which attaches thereto by operation of law in Ordinance No. 11-01, recorded February 16, 2011 in Volume 2011-01839, Microfilm Records of Klamath County, Oregon.

PARCEL 4:

The Southerly 40 feet of Lot 5 and the Northerly 11 feet of Lot 6, Block 206, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated alley adjoining said property that inured thereto by Ordinance No. 03-03, recorded February 13, 2003 in Volume M03, page 8867, Microfilm Records of Klamath County, Oregon.

EXCEPTING THEREFROM 10 feet along the Easterly line of said property as described in Dedication Deed recorded December 5, 2006 in Volume 2006, page 024134, Microfilm Records of Klamath County, Oregon

PARCEL 5:

Lot 4 and the Northerly 10 feet of Lot 5 in Block 206, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated alley adjoining said property that inured thereto by Ordinance No. 03-03, recorded February 13, 2003 in Volume M03, page 8867, Microfilm Records of Klamath County, Oregon.

EXCEPTING THEREFROM 10 feet along the Easterly line of said property as described in Dedication Deed recorded December 5, 2006 in Volume 2006, page 024134, Microfilm Records of Klamath County, Oregon