

2023-004035

Klamath County, Oregon

05/26/2023 11:09:01 AM

Fee: \$97.00

WHEN RECORDED RETURN TO:

Royce Ann Simmons
Harvest Capital Company, LLC
690 NW 1st Ave., Suite 101
PO Box 579
Canby, OR 97013

(space above reserved for recorder's use)

ASSIGNMENT OF NOTE AND MORTGAGE

This Assignment of Note and Mortgage is made this 22 day of May, 2023, from HARVEST CAPITAL COMPANY, LLC, an Oregon limited liability company ("Assignor"), to U.S. BANK NATIONAL ASSOCIATION, as Custodian/Trustee for Federal Agricultural Mortgage Corporation Programs, c/o Harvest Capital Company, LLC, 690 NW First Ave., Suite 101, PO Box 579, Canby, OR 97013 ("Assignee").

RECITALS

Assignor is the holder of a promissory note dated May 22, 2023, made by STATELINE LAND LLC, an Oregon limited liability company, RYAN EDWARD HARTMAN, JENNIFER LYNN HARTMAN, MATHEW JESS TROTMAN and KOLENE FRANCES TROTMAN (collectively, "Borrower"), to the order of Assignor in the original principal amount of THREE MILLION NINE HUNDRED THOUSAND AND NO/100 DOLLARS (\$3,900,000.00) (the "Note").

The Note is secured by a Mortgage, Assignment of Rents and Security Agreement and Fixture Filing encumbering real property in Klamath County, Oregon described on attached Exhibit A, which was recorded May 26th, 2023 as Instrument No. 2023-004034. Official Records of Klamath County, Oregon ("Mortgage"). The Note is also secured by other security instruments (collectively, the "Other Security Documents"). In connection with the Note, the Borrower executed and delivered to Assignor an Environmental Indemnity Agreement with respect to environmental condition of the property. Assignor wishes to assign its interest in the Note, the Mortgage, the Other Security Documents and the Environmental Indemnity Agreement to Assignee.

NOW, THEREFORE, ASSIGNOR, for good and valuable consideration and receipt of which is acknowledged hereby, assigns, sets over and transfers to Assignee, all of Assignor's right, title and interest in and to the Note and the indebtedness evidenced thereby, without recourse, the Mortgage, the Other Security Documents and the Environmental Indemnity Agreement.

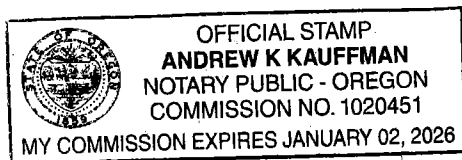
IN WITNESS WHEREOF, Assignor has executed this Assignment of Note and Mortgage on the date and year first written above.

HARVEST CAPITAL COMPANY, LLC
an Oregon limited liability company

By: Royce Ann Simmons
Royce Ann Simmons, President

STATE OF OREGON)
) ss.
COUNTY OF CLACKAMAS)

This instrument was acknowledged before me on May 19, 2023, by Royce Ann Simmons, as President of Harvest Capital Company, LLC, an Oregon limited liability company.



Andrew Kauffman
Notary Public for Oregon
My Commission expires: 1/2/2026
Commission No.: 1020451

**EXHIBIT A
TO
ASSIGNMENT OF NOTE AND MORTGAGE**

Property Description

PARCEL 1:

Real property situated in the County of Klamath, State of Oregon and described as follows:

Unsurveyed Parcel 3 of Land Partition 13-14 in Government Lots 11, 14, 19, 20 and SW1/4 Section 2, Government Lots 15,16, 17, 18, 19, 20 and S1/2 Section 3, NE1/4 SE1/4 Section 4, N1/2 N1/2 and E1/2 E1/2 Section 10, W1/2 Section 11, NW1/4 Section 14 and E1/2 Section 15, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, replat of Parcel 1 of MLP 80-122 and Parcel 1 of LP 28-14, and recorded February 6, 2015 as Instrument No. 2015-001068, Klamath County Records.

To be more particularly described as:

An area of land situated in Government Lots 15,16,17,18, a portion of 19 and 20, and the NE1/4 of the SE1/4 of Section 4, and the NW1/4 of the NW1/4, the NE1/4 of the NW1/4, the NW1/4 of the NE1/4, and a portion of the NE1/4 of the NE1/4 of Section 10, and the South 1/2 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Being more particularly described as follows:

Parcel 3 of Land Partition 13-14.

EXCEPTING THEREFROM: The area of land contained within the Right of Way of Schaupp Road in the East 1/2 of said Section 3.

PARCEL 2:

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°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°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 SAVING AND EXCEPTING all property in Land Partition 13-14 in Government Lots 11, 14, 19, 20 and SW1/4 Section 2, Government Lots 15,16, 17, 18, 19, 20 and S1/2 Section 3, NE1/4 SE1/4 Section 4, N1/2 N1/2 and E1/2 E1/2 Section 10, W1/2 Section 11, NW1/4 Section 14 and E1/2 Section

15, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, replat of Parcel 1 of MLP 80-122 and Parcel 1 of LP 28-14.

ALSO EXCEPTING THEREFROM all property in Land Partition 2-15 in the W1/2 Section 2, NW1/4 Section 11, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

Unsurveyed Parcel 1 of Land Partition 2-15 in the W1/2 Section 2, NW1/4 Section 11, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon and recorded July 31, 2017 as Instrument No. 2017-008559, Klamath County Records.

To be more particularly described as: An area of land situated in Government Lots 11, 14, 19, 20 and the NW 1/4 of the SW1/4, the SW1/4 of the SW1/4, the NE1/4 of the SW1/4 and the SE1/4 of the SW1/4 of Section 2, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Being more particularly described as follows:

Parcel 1 of Land Partition 13-14.

EXCEPTING THEREFROM: The area of Land contained within the Right of Way of Schaupp Road in the SW1/4 of the SW1/4 of said Section 2.

PARCEL 4:

Government Lots 13, 14, 19 and 20 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Excepting therefrom those portions of Government Lots 19 and 20 lying Southerly of the irrigation canal, as conveyed by deed recorded February 5, 1965, in Volume 359, Page 207, Klamath County Deed Records.

Also excepting therefrom all that portion lying within Schaupp Road.

Government Lots 7, 10, 15, 16 and 17 of Section 4, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Excepting therefrom those portions of Government Lots 7 and 10, as conveyed to the United States of America by deed Recorded August 30, 1912 in Volume 37 Page 591, Klamath County Deed Records.

And also being described as follows:

Unsurveyed Parcels 1, 2 and 3 of Land Partition 107-06, situated in the E1/2 of Section 4 and the W1/2 of Section 3, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, as recorded August 23, 2007 as 2007-014836, records of Klamath County, Oregon.