

UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional)	
Online Dept. - 888-507-4593	
B. E-MAIL CONTACT AT SUBMITTER (optional)	
C. SEND ACKNOWLEDGMENT TO: (Name and Address)	
FIRST CORPORATE SOLUTIONS INC. 914 S STREET SACRAMENTO CA 95811 UCC1-1393200 SEE BELOW FOR SECURED PARTY CONTACT INFORMATION	
Klamath County, 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				
OR OJAI BUILDING LLC				
1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
1128 TAMERA DR	KLAMATH FALLS	OR	97603	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				
OR UMPQUA BANK				
3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
P.O. BOX 1580	ROSEBURG	OR	97470	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 <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad, item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative	
6a. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Public-Finance Transaction <input type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility	
6b. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing	
7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licensor	
8. OPTIONAL FILER REFERENCE DATA: [UCC1-1393200]	

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 ☐

OR	9a. ORGANIZATION'S NAME	
	OJAI BUILDING LLC	
	9b. INDIVIDUAL'S SURNAME	
	FIRST PERSONAL NAME	
	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

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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

OR	10a. ORGANIZATION'S NAME				
	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)

OR	11a. ORGANIZATION'S NAME					
	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:
See Attached Exhibit A; The Real Property Tax Identification number is 3809-034CB-09501

17. MISCELLANEOUS:

Exhibit A

1. DEFINITIONS. As used in this Collateral description, the following words have the meanings stated below:

- 1.1 Grantor and Debtor. The word "Grantor" also includes the Debtor named in any related UCC Financing Statement.
- 1.2 Real Property. The term "Real Property" means the property at 2609 Eberlein Avenue, Klamath, OR 97603 more particularly described below, including all of Grantor's rights of ingress and egress to the Real Property:

The Land referred to herein below is situated in the County of Klamath, State of Oregon, and is described as follows: THE FOLLOWING DESCRIBED PROPERTY IN KLAMATH COUNTY, OREGON: A TRACT OF LAND 320 FEET WIDE NORTH AND SOUTH, IN ENTERPRISE TRACTS NO. 38A AND 41B, AND LYING NORTH OF THE NORTH LINE OF THE COUNTY ROAD KNOWN AS THE EXTENSION OF EBERLEIN AVENUE AND BOUNDED ON THE NORTH BY THE NORTHERLY LINE OF WANTLAND AVENUE OF DARROW ADDITION TO THE CITY OF KLAMATH FALLS, OREGON EXTENDED EAST TO THE RIGHT OF WAY OF THE U.S.R.S. CANAL; ALSO SUCH FRAGMENT OF ENTERPRISE TRACTS NO. 30 LYING SOUTH OF THE U.S.R.S. CANAL, AS MAY REMAIN AFTER CONVEYANCE HERETOFORE MADE BY ENTERPRISE LAND AND INVESTMENT COMPANY TO THE U.S.R.S. FOR RIGHT OF WAY, AND TO KLAMATH COUNTY, OREGON FOR ROAD PURPOSES.

EXCEPTING HOWEVER, THOSE CERTAIN PARCELS HERETOFORE CONVEYED TO THE UNITED STATES OF AMERICA FOR RIGHT OF WAY OF THE MAIN CANAL AND "B" LATERAL OF THE UNITED STATES OF AMERICA IRRIGATION SYSTEM, AND TO KLAMATH COUNTY, OREGON, FOR RIGHTS OF WAY OF ROADS KNOWN AS THE EXTENSION OF EBERLEIN AVENUE AND WASHBURN WAY.

EXCEPTING ALSO THAT CERTAIN PARCEL OF LAND DEEDED BY ALFRED D. COLLIER AND ETHEL F. COLLIER, HUSBAND AND WIFE, TO GEO H. MERRYMAN AND MABEL C. MERRYMAN, HUSBAND AND WIFE, AND GEORGE H. MERRYMAN, JR. AND ELIZABETH F. MERRYMAN, HUSBAND AND WIFE, RECORDED MAY 2, 1941 IN BOOK 137 AT PAGE 359, DEED RECORDS OF KLAMATH COUNTY, OREGON. EXCEPTING ALSO THAT CERTAIN PARCEL OF LAND DEEDED BY ALFRED D. COLLIER AND ETHEL F. COLLIER, HUSBAND AND WIFE, TO KLAMATH COUNTY, OREGON, RECORDED MAY 11, 1941 IN BOOK 137 AT PAGE 542, DEED RECORDS OF KLAMATH COUNTY, OREGON, BUT INCLUDING ALSO THE RIGHT AND PRIVILEGES RESERVED IN SAID DEED TO ALFRED D. COLLIER AND ETHEL F. COLLIER, SAID LAND BEING DEEDED TO KLAMATH COUNTY, OREGON, FOR THE USE AS A COUNTY ROAD AS THEREIN SET FORTH.

EXCEPTING ALSO THAT PORTION LYING EAST OF THE WEST LINE OF VACATED ALANDALE STREET, VACATED BY ORDINANCE NO. 5753 RECORDED JUNE 5, 1970 IN VOLUME M70, PAGE 4511. EXCEPTING ALSO ALL THAT PORTION OF VACATED ALANDALE STREET AND APPLEWOOD STREET AS DESCRIBED IN ORDINANCE NO. 5753 RECORDED JUNE 5, 1970 IN VOLUME M70, PAGE 4511.

1.3 Improvements. The word "Improvements" means all buildings, structures, fixtures and other improvements of every kind and nature now or hereafter located on or about the Real Property.

1.4 Premises. The word "Premises" means the Real Property and the Improvements.

2. PERSONAL PROPERTY. All personal property, except personal property owned by tenants occupying the Improvements, and all fixtures of **every** kind and nature now owned and/or hereafter acquired and situated upon and/or used in connection with the operation, ownership, use or enjoyment of the Premises including, without limitation, the following:

- 2.1 All accounts, chattel paper, contracts for sale, deposit accounts, documents, documents of **title**, contract rights, general intangibles, payment intangibles, letters of credit, goods, instruments and assumed business names of Grantor relating to the Premises;
- 2.2 All equipment, inventory, furnishings, appliances, machinery, tools, building materials, supplies, maintenance or service equipment and other raw materials or supplies, component parts and work in progress relating to the Premises;
- 2.3 All warranties, licenses, franchises, plats, as-built plans, approvals, permits, drawings, specifications and construction contracts relating to the Premises or Grantor's business operations on the Premises;
- 2.4 All commercial tort claims with respect to the Premises and other legal and equitable claims, judgments and awards now or hereafter accruing to the benefit of Grantor and/or the Premises;
- 2.5 All bonding, construction, development, financing, guaranty, indemnity, maintenance, management, service, supply and warranty agreements, commitments, contracts, subcontracts, reports, studies, agreements; Insurance policies and bonds relating to the Premises;
- 2.6 All **deposits**, reserves, prepayments, deferred payments, rebates, refunds and returns of money or property **paid** to or deposited with any governmental body, agency or authority, any public or private utility, district or company, insurance companies, or any other person in connection with the Premises.

3. INCOME FROM OPERATIONS. All leases, rental agreements, Income, room rates, revenues, rents, **issues**, profits, accounts, accounts receivable, security deposits, rent deposits, general Intangibles, contract rights or any other revenues related to the **Premises** or generated from operations conducted on the Premises, whether now or hereafter existing and whether characterized as being derived from real or personal property, Including, without limitation, Income from inventory sales, tenant or guest occupancy of the Premises, personal services, amenities, concessions, vendors, food and bar services