

2024-010576

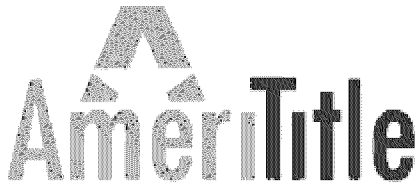
Klamath County, Oregon

12/06/2024 12:04:01 PM

Fee: \$97.00

WHEN RECORDED RETURN TO:

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



MTC 634827AM-2

(space above reserved for recorder's use)

**ASSIGNMENT OF NOTE AND MORTGAGE**

This Assignment of Note and Mortgage is made this 27<sup>th</sup> day of November, 2024, 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 December 2, 2024, made by 2H4N, LLC, an Oregon limited liability company, FOUR H ORGANICS, LLC, an Oregon limited liability company, RYAN EDWARD HARTMAN, JENNIFER LYNN HARTMAN, JACOB EARL NORTHCUTT, and EMILY FRANCES NORTHCUTT (collectively, "**Borrower**"), to the order of Assignor in the original principal amount of TWO MILLION SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$2,750,000.00) (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 **December 6**, 2024 as Instrument No. **2024-010567**, 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.

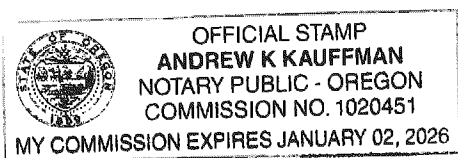
IN WITNESS WHEREOF, Assignor has executed this Assignment of Note and Mortgage on the date and year first written above.

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 November 27, 2024, 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:**

All in Township 36 South, Range 7 East, Willamette Meridian, Klamath County, Oregon.

Section 4: The S1/2 of Government Lot 13,

EXCEPT that portion lying in Modoc Point Highway (SR 427);

The S1/2 of Government Lot 14;

Government Lots 18, 19, 23, 26 and 31.

That portion of Government Lots 22, 27 and 30, described as follows: E1/2; E1/2 E1/2 W1/2; E1/2 E1/2 W1/2 E1/2 W1/2; E1/2 E1/2 W1/2 E1/2 W1/2 E1/2 W1/2; E1/2 E1/2 W1/2 E1/2 W1/2 E1/2 W1/2 E1/2 W1/2.

Section 9: That portion of Government Lot 1, described as follows:

Beginning at the Northwest corner of said Government Lot 1;  
thence East, along the North line of said Government Lot 1, 233 feet, more or less, to a point from which a tree bears North 25 feet, more or less and West 10 feet;  
thence Southerly 660 feet to a fence corner on the South line of said Government Lot 1;  
thence West 233 feet to the Southwest corner of said Government Lot 1;  
thence North 660 feet to the point of beginning.

Government Lots 2, 7, 8, 9, 10, 15, 16, 17 and 24;

Government Lot 18,

EXCEPT that portion lying in Modoc Point Highway (SR 427);

ALSO EXCEPTING that portion of Government Lot 18 lying West of Modoc Point Hwy (SR 427);

All that portion of Government Lots 3, 6, 11 and 14, and the E1/2 of Government Lot 23 lying East of Modoc Point Highway (SR 427).

**PARCEL 2:**

The following described real property situate in Klamath County, Oregon:

**TOWNSHIP 36 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN**

Section 9: Lots 25, 32 and the E1/2 of Government Lot 31, lying Easterly of Modoc Point Road

That portion of the West One half of Government Lot 23 lying East of Modoc Point Highway, in Section 9, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Section 10: Lots 13, 20, 21, 28 and 29 and those portions of Lots 5, 11, 12, 14, 19, 22, 27 and 30, lying West of the Southern Pacific Railroad right of way.

Section 15: Lots 4 and 5 and those portions of Lots 12 and 13 lying Northerly of Highway 427;  
All those portions of Lots 3, 6, 11 and 14 lying West of the Southern Pacific Railroad Right of Way, and  
that portion of Lot 19 lying North of Highway 427 and West of a line in a 20 foot canal running North  
01° 35' 15" West from a point on Highway 427 as disclosed by Survey Number 2667 filed with the  
Klamath County Surveyor's Office.

Section 16: All those portions of Lots 1, 9 and the East half of Lot 8, lying Northerly of Highway 427.

**PARCEL 3:**

The N1/2 SE1/4 of Section 36, Township 35 South, Range 10 East of the Willamette Meridian, Klamath  
County, Oregon.

**PARCEL 4:**

NE1/4, W1/2 of Section 36, Township 35 South, Range 10 East of the Willamette Meridian, Klamath  
County, Oregon.

SE1/4 NW1/4, W1/2 SE1/4, E1/2 SW1/4 of Section 30 Township 35 South, Range 11 East of the  
Willamette Meridian, Klamath County, Oregon.

NW1/4 NE1/4, E1/2 NW1/4, Government Lots 1 and 2 of Section 31, Township 35 South, Range 11,  
East of the Willamette Meridian, Klamath County, Oregon.

**PARCEL 5:**

Government Lots 3 and 4 in Section 1, Township 36 South, Range 10 East of the Willamette Meridian,  
Klamath County, Oregon.

**PARCEL 6:**

A tract of land situated in Sections 2 and 3, Township 36 South, Range 10 East of the Willamette  
Meridian, Klamath County, Oregon, described as follows:

Section 2: The SW1/4 NE1/4; S1/2 NW1/4; N1/2 SW1/4 and SW1/4 SW1/4

Section 3: The S1/2 SE1/4 lying Easterly of the Sprague River Highway

And Government Lots 1, 2, 3, and 4, Section 2, Township 36 South, Range 10 East of the Willamette  
Meridian, Klamath County, Oregon.

**PARCEL 7:**

The S1/2 SE1/4 NE1/4 of Section 2, Township 36 South, Range 10 East of the Willamette Meridian,  
Klamath County, Oregon.