

FILED: SEP 26, 2024 10:32 AM  
OREGON SECRETARY OF STATE



UCC

LIEN NO. 93991387

ARPAN & ARVIN LLC7

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional)

B. E-MAIL CONTACT AT SUBMITTER (optional)

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

**SELCO Community Credit Union  
Commercial & Business Banking - Gateway  
925 Harlow Road, Suite 220  
Springfield, OR 97477**

SEE BELOW FOR SECURED PARTY CONTACT INFORMATION

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  
**Arpan & Arvin LLC 7**

OR

1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

1c. MAILING ADDRESS <b>94 S Main Street</b>	CITY <b>Independence</b>	STATE <b>OR</b>	POSTAL CODE <b>97351</b>	COUNTRY <b>USA</b>
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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 <b>Kaur</b>	FIRST PERSONAL NAME <b>Mandeep</b>	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

2c. MAILING ADDRESS <b>3785 Aberdeen St S</b>	CITY <b>Salem</b>	STATE <b>OR</b>	POSTAL CODE <b>97302</b>	COUNTRY <b>USA</b>
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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  
**SELCO Community Credit Union**

OR

3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

3c. MAILING ADDRESS <b>925 Harlow Road, Suite 220</b>	CITY <b>Springfield</b>	STATE <b>OR</b>	POSTAL CODE <b>97477</b>	COUNTRY <b>USA</b>
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4. COLLATERAL: This financing statement covers the following collateral:

**All Fixtures and all Rents, revenues, income, issues, profits, and proceeds of any kind (the Rents), whether due now or later, from the real property located at 94 S Main Street, Independence, OR 97351 including without limitation chattel paper, accounts and general intangibles relating to the Rents.**

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

6b. Check only if applicable and check only one box:  
 Agricultural Lien  Non-UCC Filing

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

8. OPTIONAL FILER REFERENCE DATA:

**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  
**Arpan & Arvin LLC 7**

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  
**Singh**

INDIVIDUAL'S FIRST PERSONAL NAME  
**Jaspal**

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

10c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

**3812 Galloway St S Salem OR 97302**

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  to 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:  
**Exhibit "A".**

17. MISCELLANEOUS:

### 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  
**Arpan & Arvin LLC 7**

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  
**Baba Deep Singh Inc 7**

OR

10b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

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

10c. MAILING ADDRESS <b>94 S Main Street</b>	CITY <b>Independence</b>	STATE <b>OR</b>	POSTAL CODE <b>97351</b>	COUNTRY
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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
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11c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
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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 future 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:  
**Exhibit "A".**

17. MISCELLANEOUS:

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL I:**

Beginning at the Southeast corner of Lot No. 4 in Block No. 1 in HENRY HILL'S TOWN OF INDEPENDENCE, Polk County, Oregon; thence running West 74 feet; thence North 30 feet; thence East 74 feet; thence South 30 feet to the place of beginning, being a part of said Lot No. 4 in Block No. 1, all situated in the City of Independence, County of Polk and State of Oregon.

**PARCEL II:**

Beginning at the Northeast corner of Lot 3 in Block 1 in HENRY HILL'S TOWN OF INDEPENDENCE, Polk County, Oregon; thence West 74 1/2 feet; thence South 52 feet; thence East 74 1/2 feet; thence North 52 feet to the place of beginning, situate in Henry Hill's Town of Independence, Polk County, Oregon.

ALSO: Beginning at the Southeast corner of Lot 3 in Block 1 in HENRY HILL'S TOWN OF INDEPENDENCE, in the County of Polk and State of Oregon; and running thence North 14 feet; thence West 74 1/2 feet; thence South 50 feet; thence East 74 1/2 feet; thence North 36 feet to the place of beginning, the same being a part of Lots 3 and 4 in said Block No. 1.

**PARCEL III:**

Beginning at the Southwest corner of Lot 2, in Block 1 in HENRY HILL'S TOWN OF INDEPENDENCE, Polk County, Oregon; and running thence North 45.0 feet to the land sold to the Valley and Siletz Railroad Company; thence Easterly to a point 24.4 feet North of the Southeast corner of said Lot 2 in Block 1; thence South 24.4 feet to the Southeast corner of said Lot 2 in Block 1; thence West 148 1/2 feet to the place of beginning.

ALSO: The West one-half of Lots 3 and 4 in said Block 1 of HENRY HILL'S TOWN OF INDEPENDENCE, Polk County, Oregon.

SAVE AND EXCEPT that portion conveyed to the State of Oregon in judgment of November 23, 1981, Polk County Circuit Court Case #28481