



UCC

LIEN NO. 94138122

SUZANNE CASEY LIVING

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional) Attn: Closing Department	
B. E-MAIL CONTACT AT SUBMITTER (optional)	
C. SEND ACKNOWLEDGMENT TO: (Name and Address) Data Research, Inc. 7185 SW Sandburg Street, Suite 110 Portland, OR 97223 6 pg	
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 Suzanne Casey Living Trust U/A/D December 12, 2024				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 530 1/2 NW 23rd Ave		CITY Portland	STATE OR	POSTAL CODE 97201
			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 Standard Insurance Company				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 10265 NE Tanasbourne Drive, T3A		CITY Hillsboro	STATE OR	POSTAL CODE 97124
			COUNTRY USA	

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

The collateral including, but not limited to, the property described in the attached Exhibit "B", which property is located in or used in connection with the property described in the attached Exhibit "A". Exhibit "A" and "B" are incorporated herein by this reference.

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/Licenser	
8. OPTIONAL FILER REFERENCE DATA: C4121102-[OR]	

EXHIBIT "A"
LOAN NO. **C4121102**

SECURED PARTY: Standard Insurance Company, an Oregon corporation

DEBTOR: BURKHARDT Limited Liability Company, an Oregon limited liability company, Timothy R. Gray, Individually, Marianne G. Gray, Individually, David R. Bangsund, Trustee of the David R. Bangsund Revocable Living Trust dated November 18, 2011, Lynne I. Bangsund, Trustee of the Lynne I. Bangsund Revocable Living Trust dated November 18, 2011, John A. Hisatomi, Individually, Alan R. Boyer, Individually, Robert F. Moody, Trustee of the Moody Family Trust Dated May 11, 2015, Cynthia D. Moody, Trustee of the Moody Family Trust Dated May 11, 2015, JDP Investments, LLC, an Oregon limited liability company, Robert M. Pyle, Trustee of the Robert M. Pyle Trust under agreement dated October 21, 2020, Suzanne Casey, Trustee of the Suzanne Casey Living Trust U/A/D December 12, 2024, and Janae L. Pyle, Individually, as tenants in common

This Financing Statement covers all of Debtor's right, title, and interest in the property described in Exhibit B, attached hereto, which property is located on or used in connection with the real property described below:

PARCEL I:

A tract of land in Lot 18, STEEL'S ADDITION TO BEAVERTON, recorded in Plat Book 1, Page 23, in the Southeast quarter of Section 9, Township 1 South, Range 1 West, Willamette Meridian, in the City of Beaverton, County of Washington and State of Oregon, described as follows:

Commencing at the Southwest corner of that certain 10 acre tract described in deed to Rose Biggi as recorded at Page 79 of Deed Book 176, being a point in the center of County Road No. 397 on the Northerly right-of-way line of the Oregon Electric Railroad; thence South 60°38'45" East 34.06 feet on said Northerly line to the East right of way line of County Road No. 1013; thence North 01°06'28" East on said County Road right of way line 445.0 feet; thence leaving said County Road North 86°43'54" East 590.99 feet; thence North 37°32'55" East 261.72 feet to a point on the Southeasterly line of that tract of land leased to Thomas Usher and Walter Meserole as described in Deed Book 1178 at Page 596 as recorded June 29, 1977 and the true point of beginning of the tract herein described; thence continuing North 37°32'55" East on the Southeasterly line of said Usher/Meserole tract, 180.15 feet to the Southerly right of way line of Center Street as widened by Dedication deed as recorded in Book 949 at Pages 156 and 162 of said records; thence along said right of way line on a 570.00 foot radius curve to the right, an arc distance of 122.88 feet (the long chord bears South 42°26'26" East 122.64 feet); thence radially, leaving said Center Street South 53°44'08" West 35.50 feet; thence on a non-tangent 534.50 foot radius curve to the right 127.90 feet along the arc (the long chord bears South 29°24'35" East 127.59 feet); thence South 63°49'30" West 83.42 feet; thence North 52°27'05" West 191.36 feet to the true point of beginning.

EXCEPTING THEREFROM that portion dedicated to the City of Beaverton by Street Dedication recorded December 14, 1982 as Recorder's Fee No. 82032363, Washington County Deed Records.

EXCEPTING THEREFROM that portion taken by the City of Beaverton by Condemnation in Case No. C13-3327CV and further described in Dedication of Right of Way recorded May 1, 2015, Recorder's Fee No. 2015-032749.

TOGETHER WITH an easement for roadway access described in instrument recorded August 6, 2001, Recorder's Fee No. 2001-078836.

PARCEL II:

A tract of land in Lots 18, 19 and 20, STEEL'S ADDITION TO BEAVERTON, recorded in Plat Book 1, Page 23, in the Southeast quarter of Section 9, Township 1 South, Range 1 West, Willamette Meridian, in the City of Beaverton, County of Washington and State of Oregon, described as follows:

Commencing at the Southwest corner of that certain 10 acre tract described in deed to Rose Biggi as recorded at Page 79 of Deed Book 176, being a point in the center of County Road No. 397 on the Northerly right of way line of the Oregon Electric Railroad; thence South 60°38'45" East 34.06 feet on said Northerly line to the East right of way line of County Road No. 1013; thence North 01°06'28" East, on said County Road right of way line 445.0 feet; thence leaving said County Road North 86°43'54" East, 590.99 feet; thence North 37°32'55" East, 139.01

This is a PRO FORMA policy for discussion purposes only that provides no insurance coverage to or on behalf of the proposed insured. It does not reflect the present state of the Title and no party is entitled to rely on any statement herein as the representation by the Company as to the state of Title to the property. It is not a commitment to insure the Title or issue any of the attached endorsements nor does it evidence the willingness of the Company to provide any coverage shown herein. Any such commitment must be an express written undertaking on appropriate forms of the Company. Additional matters may be added or other amendments may be made to this pro forma policy. The Company shall have no liability because of such additions or amendments.

feet to a point on the Southeasterly line of that tract of land leased to Thomas Usher and Walter Meserole as described in Deed Book 1178 at Page 596, as recorded June 29, 1977 and the true point of beginning of the tract herein described; thence continuing North 37°32'55" East, on the Southeasterly line of said Usher/Meserole Tract, 122.71 feet; thence South 52°27'05" East, 191.36 feet; thence North 63°49'30" East, 83.41 feet; thence on a non-tangent 534.50 foot radius curve to the left 127.90 feet along the arc (the delta angle equals 13°42'35" and the chord bears North 29°24'35" West, 127.59 feet); thence radially North 53°44'08" East, 35.50 feet to the right of way line of Center Street as widened by Dedication Deeds as recorded in Book 939, at Pages 156 and 162 of said records; thence along said right of way line on a 570.00 foot radius curve to the right, 136.39 feet along the arc (the delta angle equals 13°42'35" and the long chord bears South 29°24'35" East, 136.07 feet); thence South 22°33'10" East, 279.74 feet; thence leaving said dedication, South 18°54'42" East, 87.87 feet; thence South 75°08'31" West, 59.14 feet to the most Southerly corner of that tract described in Book 291, at Page 267 of said records; thence North 54°36'29" West, 165.00 feet; thence South 47°58'31" West, 20.00 feet; thence North 50°27'29" West, 224.85 feet to an iron rod; thence North 86°43'54" East, 29.43 feet; thence North 50°27'29" West, 154.81 feet to the point of beginning.

EXCEPTING THEREFROM that portion taken by the City of Beaverton by Condemnation in Case No. C13-3327CV and further described in Dedication of Right of Way recorded May 1, 2015, Recorder's Fee No. 2015-032749.

TOGETHER WITH an easement for roadway access described in instrument recorded August 6, 2001, Recorder's Fee No. 2001-078836.

PARCEL III:

That portion of Lot 30, STEEL'S ADDITION TO BEAVERTON, recorded in Plat Book 1, Page 23, in the City of Beaverton, County of Washington and State of Oregon lying Southwesterly of S.W. Hall Boulevard.

EXCEPTING THEREFROM that portion described in Street Dedication recorded January 25, 1979, Recorder's Fee No. 79003436, Washington County Deed Records.

EXHIBIT "B"
LOAN NO. C4121102

SECURED PARTY: Standard Insurance Company, an Oregon corporation

DEBTOR: BURKHARDT Limited Liability Company, an Oregon limited liability company, Timothy R. Gray, Individually, Marianne G. Gray, Individually, David R. Bangsund, Trustee of the David R. Bangsund Revocable Living Trust dated November 18, 2011, Lynne I. Bangsund, Trustee of the Lynne I. Bangsund Revocable Living Trust dated November 18, 2011, John A. Hisatomi, Individually, Alan R. Boyer, Individually, Robert F. Moody, Trustee of the Moody Family Trust Dated May 11, 2015, Cynthia D. Moody, Trustee of the Moody Family Trust Dated May 11, 2015, JDP Investments, LLC, an Oregon limited liability company, Robert M. Pyle, Trustee of the Robert M. Pyle Trust under agreement dated October 21, 2020, Suzanne Casey, Trustee of the Suzanne Casey Living Trust U/A/D December 12, 2024, and Janae L. Pyle, Individually, as tenants in common

This Financing Statement covers all of Debtor's right, title, and interest in the following collateral:

1. The real property described in Exhibit A attached hereto and by this reference made a part hereof (which real property, together with the buildings, foundations, structures and improvements (including all fixtures) now or hereafter located on or in the real property, are referred to in this Exhibit B as the "Real Property");
2. All rents, income, contract rights, issues and profits now due or which may become due under or by virtue of any lease, rental agreement or other contract, whether written or oral, for the use or occupancy of the Real Property or any part thereof, together with all tenant security deposits, subject, however, to the right, power and authority hereinafter given to and conferred upon Debtor to collect and apply such rents, issues, income, contract rights, security deposits and profits prior to any default hereunder;
3. All buildings and improvements now or hereafter thereon, and all appurtenances, easements, right in party walls, water and water rights, pumps and pumping plants and all shares of stock evidencing the same;
4. All fixtures and property now or hereafter attached to or used in the operation of the Real Property, including but not limited to machinery, equipment, appliances, and fixtures for generating or distributing air, water, heat, electricity, light, fuel or refrigeration, or for ventilating or sanitary purposes, or for the exclusion of vermin or insects, or for the removal of dust, refuse or garbage, all wallbeds, wallsafes, built-in furniture and installations, shelving, lockers, partitions, door stops, vaults, elevators, dumbwaiters, awnings, window shades, venetian blinds, light fixtures, fire hoses and brackets and boxes for same, fire sprinklers, alarm systems, drapery rods and brackets, screens, linoleum, carpets, plumbing, laundry tubs and trays, ice boxes, refrigerators, heating units, stoves, water heaters, incinerators, communication systems and all installations for which any such building is specifically designed;
5. All awards, compensation and settlements in lieu thereof made as a result of the taking by power of eminent domain of the whole or any part of the Real Property;
6. All trade names by which all or any part of the Real Property is known, any books and records relating to the use and operation of all or any portion of the Real Property, all present and future plans and specifications and contracts relevant to the design, construction, management

or inspection of any construction of any improvements on the Real Property and all present and future licenses, permits, approvals and agreements with or from any municipal corporation, county, state or other governmental or quasi-governmental entity relevant to the development, improvement or use of all or any portion of the Real Property;

7. All rights of Debtor in and to any escrow or withhold agreements, surety bonds, warranties, management contracts, leasing or sales agreements with any real estate agents or brokers, and service contracts with any entity, which are in any way relevant to the development, improvement, leasing, sale or use of the Real Property or any personal property located thereon; and all of said items whether now or hereafter installed being hereby declared to be, for all purposes of this Mortgage, a part of the realty; and all the estate, interest or other claim or demand, including insurance, in law as well as in equity, which Debtor now has or may hereafter acquire, in and to the aforesaid Real Property; the specific enumerations herein not excluding the general; and

8. All additions, accessions, replacements, substitutions, proceeds and products of the collateral described herein.