



UCC LIEN NO. 94244105 MCKENZIE RIVER EQUIT

UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional)
Steven and Diana Shefcheck Living Trust

B. E-MAIL CONTACT AT SUBMITTER (optional)
chefchex22992@gmail.com

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

90491 Mountain View Lane
Leaburg, OIR 97489

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
McKenzie River Equity LLC

OR

1b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

1c. MAILING ADDRESS
11099 Highway 14E

CITY
Big Flat

STATE
AR

POSTAL CODE
72617

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
Steven and Diana Shefcheck Living Trust

OR

3b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

3c. MAILING ADDRESS
90491 Mountain View Lane

CITY
Leaburg

STATE
OR

POSTAL CODE
97489

COUNTRY
USA

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

See attached Security Agreement

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/Licensor

8. OPTIONAL FILER REFERENCE DATA:

SECURITY AGREEMENT
(General)

Section 1. McKenzie River Equity LLC

11099 Highway 14E (No. and Street) Big Flat, AR 72617 (City, Zip) Lane (Name) Lane (County)

(hereinafter called the debtor), for a valuable consideration, receipt whereof hereby is acknowledged; hereby grants to Steven Randall Shefcheck and Diane LaRoe Shefcheck as Trustees of the Steven and Diana Shefcheck Living Trust dated 6 January 2017 (hereinafter called the secured party), whose address is 90491 Mountain View Lane, Leaburg, OR 97489 a security interest in the following described property together with all accessories, substitutions, additions, replacements, parts and accéssions affixed to or used in connection therewith, as well as the products and proceeds thereof (all hereafter called "the Collateral"):

MANUFACTURE YEAR	MODEL	MANUFACTURER	LICENSE	HOME ID NO.	SERIAL NO.
2021, 2022, 1997, 2022, 2021 and 2021	310PL15541A,	Palm Harbor &		401289, 401291,	PHH310OR21-
	310PL15541A,	Fleetwood		289761, 401292,	14657A,
	Lake Pointe,			401293 and	PHH310OR21-
	310PL15541A,			401294	14662A,
	310PL15541A and				ORFLV48AB24874
	310PL15401A				LP13,
					PHH310OR21-
					14676A,
					PHH310OR21-
					14696A and
					PHH310OR21-
					14687A

to secure payment of the debtor's debt to the secured party as evidenced hereby and by debtor's note of even date herewith payable to the secured party in the amount of \$1,225,000.00 payable on the terms, at the times and with the interest as set forth in said note; (delete remainder of this sentence if not applicable) also to secure any and all other liabilities, direct and indirect, absolute or contingent, now existing or hereafter arising from the debtor to the secured party. (Said note and said liabilities hereinafter collectively are called "the obligations.") Debtor agrees to pay said note and obligations and if any portion thereof, principal or interest, is not paid when due and such default continues for more than 10 days, debtor agrees to pay, in addition to the foregoing, the reasonable collection costs of the secured party plus reasonable attorney's fees incurred in any suit or action, including any appeal taken therefrom.

Section 2: The debtor hereby warrants and covenants that:

- 2.1 The Collateral is primarily for debtor's [] personal, family or household purposes, [X] business or commercial purposes (indicate which); and if any part of the Collateral is being acquired, in whole or in part, with the proceeds of the said note, the secured party may disburse directly to the seller of the Collateral.
- 2.2 At all times the Collateral will be kept at 45161 McKenzie Highway, Unit 1-9, Walterville, OR 97489, Lane County Oregon and shall not be removed from said location, in whole or in part, until such time as written consent to a change of location is obtained by debtor from the secured party.
- 2.3 If the Collateral is bought or used primarily for business or commercial purposes, the debtor's principal place of business in Oregon is located at the place shown at the beginning of this agreement; debtor also has places of business in the following other Oregon counties:
If debtor has no place of business in Oregon but resides therein, the county in which debtor resides is Lane County in said state.
- 2.4 If debtor is a corporation, it is organized and existing under the laws of the State of _____, its principal office and place of business is located at _____ and its principal office and place of business in Oregon is located at the place shown at the beginning of this agreement.
- 2.5 If the Collateral is or is to become attached to real estate, a description of the real estate is:

See attached Exhibit A.

in Lane County, Oregon, and if the Collateral is attached to real estate prior to the perfection of the security interest granted hereby, the debtor will, on the demand of the secured party, furnish the latter with disclaimers or subordination agreements in form suitable to the secured party, signed by all persons having an interest in said real estate or any interest in the Collateral which is prior to the secured party's interest.

- 2.6 If the Collateral is crops, a description of the land on which the crops are growing or are to be grown is:

in _____ County, Oregon:

- 2.7 If any motor vehicles are included in the above-described Collateral, the secured party's security interest is to be noted on each certificate of title and each of said certificates shall be deposited with and kept by the secured party.

Section 3. SPECIAL TERMS AND CONDITIONS:

If at anytime the undersigned sells any mobile home, proceeds to go to payoff outstanding principal owed.

This agreement is subject to the additional provisions set forth on Page 2, the same being incorporated herein by reference. The debtor acknowledges receipt of a complete executed copy of this agreement.

Executed and delivered on 7-2-2025, to Mrs. [Signature]

Steven and Diana Shefcheck Living Trust dated 6 January 2017

By: [Signature]
Steven Randall Shefcheck and Diane LaRoe Shefcheck as Trustees of the Steven and Diana Shefcheck Living Trust dated 6 January 2017

Steven and Diana Shefcheck Living Trust dated 6 January 2017

By: [Signature]
Steven Randall Shefcheck and Diane LaRoe Shefcheck as Trustees of the Steven and Diana Shefcheck Living Trust dated 6 January 2017

McKenzie River Equity LLC

By: Rickey Fultz sole member
Rickey Fultz, Sole Member

NOTE: If the above contract is a consumer credit transaction and therefore within the purview of the Truth-In-Lending Act and Regulation Z, the secured party MUST comply with the Act and the Regulation by making the required disclosures to the debtor; for this purpose use Stevens-Ness Form No. 1318, or equivalent. This form is not suitable in connection with sales of motor vehicles or other goods in Retail Installments. See complete list of Security Agreements and Retail Installment Contracts.

Section 4. The debtor hereby further warrants and covenants that:

- 4.1 No financing statement covering any of the Collateral described on the reverse hereof, or the products or proceeds thereof, is on file in any public office. The debtor is the owner of said Collateral and each and every part thereof free from any prior lien, security interest or encumbrance and will defend the Collateral against the claims and demands of all persons whomsoever.
- 4.2 The debtor will not sell, exchange, lease or otherwise dispose of the Collateral, or any part thereof, or suffer or permit any lien, levy or attachment thereon or security interest therein or financing statement to be filed with reference thereto, other than that of the secured party.
- 4.3 Debtor will maintain the Collateral in good condition and repair and preserve the same against waste, loss, damage or depreciation in value other than by reasonable wear. The debtor will not use any of the Collateral in violation of any law or public regulation. Secured party may examine and inspect the Collateral at any reasonable times, wherever located, and for that purpose hereby is authorized by debtor to enter any place or places where any part of the Collateral may be.
- 4.4 Debtor will keep the Collateral fully insured against loss or damage by fire, theft (and collision if applicable) and such other hazards as secured party may from time to time require, with such deductible provisions, upon such terms, including loss payable and other endorsements, and in such company or companies as the secured party may approve; debtor immediately will deliver all policies to the secured party, to be retained by the latter in pledge to secure debtor's obligations hereunder, with irrevocable authority to adjust any loss, receive and receipt for any sum payable, surrender any policy, discharge and release any insurer, endorse in debtor's name any loss or refund check or draft and, in general, exercise in the name of the debtor or otherwise, any and all rights of the debtor in respect thereto or in respect to the proceeds thereof.

WARNING: Unless debtor provides secured party with evidence of insurance coverage as required by the contract or loan agreement between them, secured party may purchase insurance at debtor's expense to protect secured party's interest. This insurance may, but need not, also protect debtor's interest. If the collateral becomes damaged, the coverage purchased by secured party may not pay any claim made by or against the debtor. Debtor may later cancel the coverage by providing evidence that debtor has obtained property coverage elsewhere. Debtor is responsible for the cost of any insurance coverage purchased by secured party, which cost may be added to debtor's contract or loan balance. If it is so added, the interest rate on the underlying contract will apply to it. The effective date of coverage may be the date debtor's prior coverage elapsed or the date debtor failed to provide proof of coverage. The coverage secured party purchases may be considerably more expensive than insurance debtor may obtain alone and may not satisfy any need for property damage coverage or any mandatory liability insurance requirements imposed by applicable law.

- 4.5 Debtor will pay, when due, all taxes, license fees and assessments relative to the Collateral and its use and relative to the note and obligations secured hereby. Should debtor fail in the performance of any of the foregoing, the secured party may pay any security interest having priority hereto, may order and pay for the repair, maintenance and preservation of the Collateral, or any part thereof, may place and pay for any such insurance and may pay any such taxes; the debtor agrees to pay to the secured party on demand all of the latter's disbursements for any of said purposes with interest at ten percent per annum on all sum from the date of payment until repaid. Repayment of all said sums shall be secured by Security Agreement.
- 4.6 The debtor agrees to notify the secured party promptly in writing of any change in debtor's business or residence address and in the location where the Collateral is kept.
- 4.7 In the event of any assignment by the secured party of this agreement or secured party's rights hereunder, debtor will not assert as a defense, counter-claim, set-off or otherwise against secured party's assignee any claim, known or unknown, which debtor now has or claims to have or hereafter acquires against the secured party. However, notwithstanding any such assignment, secured party shall be liable to the debtor as if such assignment had not been made.
- 4.8 The debtor will join with the secured party in executing, filing and doing whatever may be necessary under applicable law to perfect and continue the secured party's security interest in the Collateral, all at debtor's expense.
- 4.9 Debtor hereby consents to any extension of time of payment and to any substitution, exchange or release of Collateral and to the addition to or release of any part or person primarily or secondarily liable for the obligations, or part thereof.

Section 5. General Provisions:

- 5.1 The note, which this agreement secures, is a separate instrument and may be negotiated, extended or renewed by the secured party without releasing the debtor, the Collateral or any guarantor or co-maker.
- 5.2 All of the terms herein and the rights, duties and remedies of the parties shall be governed by the laws of Oregon. Any part of this agreement contrary to the law of any state having jurisdiction shall not invalidate other parts of this agreement in that state.
- 5.3 All of the benefits of this agreement shall inure to the secured party, secured party's successors in interest and assigns and the obligations hereunder shall be binding upon the debtor, debtor's legal representatives, successors and assigns.
- 5.4 If there be more than one debtor or a guarantor or co-maker of the note or this agreement, the obligation of each and all shall be primary and joint and several.
- 5.5 The secured party shall not be deemed to have waived any right under this or any other agreement executed by the debtor unless the waiver is in writing signed by the secured party. No delay in exercising secured party's rights shall be a waiver nor shall a waiver on one occasion operate as a waiver of such right on a future occasion.
- 5.6 Each notice from one to the other party to this agreement shall be sufficient if served personally or given by U.S. registered or certified mail, or by telegraph, addressed to the other party at the address set forth on the reverse hereof, or as said address may be changed by written notice to the other given pursuant to this paragraph. Reasonable notice, when notice is required, shall be deemed to be five days from date of mailing.
- 5.7 In construing this Security Agreement, the singular shall include the plural, all grammatical changes shall be made and implied so that this agreement shall apply equally to individuals, corporations and partnerships, all as the circumstances may require. Further, the debtor is the customer and the secured party is the creditor within the meaning of Regulation Z and the Truth-In-Lending Act. For any party hereto which is a corporation, this instrument has been executed by one of its officers or other person authorized to do so.
- 5.8 A carbon impression of any signatures on any copy of this agreement shall be deemed, for all purposes, an original signature.

Section 6. Default:

- 6.1 Time is of the essence hereof. The debtor shall be in default under this agreement upon the occurrence of any of the following events or conditions:
- (a) Debtor's failure to pay, when due, the principal of or interest on said note or obligations, or any installment thereof;
 - (b) Debtor's failure to keep, observe or perform any provision of this agreement or any other agreement between debtor and the secured party;
 - (c) The discovery of any misrepresentation, or material falsity of any warranty, representation or statement made or furnished by debtor to the secured party whether or not in connection with this agreement;
 - (d) Loss, theft or destruction of or substantial cause to deem secured party's position insecure;
 - (e) The secured party deems or has reasonable cause to deem secured party's position insecure;
 - (f) Failure or termination of the business of, or commencement of any insolvency or receivership proceedings by or against the debtor, or if the debtor, or any guarantor or co-maker of said note dies or becomes insolvent, and if debtor or any guarantor or co-maker of said note is a partnership, the death of any partner.

Section 7. Remedies of Secured Party:

- 7.1 Upon debtor's default, secured party shall have each and all of the rights and remedies granted to secured party by the Uniform Commercial Code of Oregon, by the said note and by this agreement and may declare the note and obligations immediately due and payable and may require debtor to assemble the Collateral and make it available to the secured party at a place to be designated by the secured party which is reasonably convenient to both parties. The debtor agrees to pay the secured party's reasonable attorney's fees and other expenses incurred by the latter in retaking, holding, preparing for sale, selling and realizing on said Collateral. Should suit or action be instituted on this agreement, on the said note or to replevy said Collateral, or any part thereof, the losing party shall pay (1) the prevailing party's reasonable attorney's fees to be fixed by the trial court and (2) on appeal, if any, similar fees in the appellate court to be fixed by the appellate court.

EXHIBIT "A"
Legal Description

Beginning at a point on the Northerly right of way line of the McKenzie Highway North 0° 36' 49" East 398.17 feet and North 89° 23' 11" West 46.30 feet from the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 29, Township 16 South, Range 2 East, Willamette Meridian, said point being the Southeast corner of Parcel I as described in that Warranty Deed recorded on Reel 606R, Instrument No. 22306, Lane County Oregon Deed Records; thence North 38° 08' 53" West 372.72 feet along said East line to a 5/8 inch iron rod marking the Northeast corner of said Parcel I; thence South 51° 51' 07" West 172.33 feet to a 5/8 inch iron rod marking the Northwest corner of said Parcel I; thence South 38° 08' 53" East 56.67 feet along the West line of said Parcel I to a 5/8 inch iron rod on the North line of the Jesse Earl McClellan tract as set forth in that instrument recorded October 30, 1953, Instrument No. 15875, Lane County Oregon Deed Records; thence South 51° 51' 07" West 12.00 along the Northerly line of said McClellan tract to a 5/8 inch iron rod; thence leaving said Northerly line South 38° 08' 42" East 332.75 feet to a 5/8 inch iron rod on the Northerly line of that property conveyed to the State of Oregon by Warranty Deed recorded on Reel 2205R, Instrument No. 96-55311, Lane County Oregon Deed Records; thence North 47° 49' 42" East 145.72 feet along said North line to a 5/8 inch iron rod marking the most Northeasterly point of that property described in said Warranty Deed recorded on Reel 2205R, Instrument No. 96-55311; thence Northeasterly 39.52 feet along the Northerly right of way line of the McKenzie Highway as it follows the arc of a 2824.78 foot radius curve left (the chord of which bears North 42° 26' 29" East 39.52 feet) to the point of beginning, all in Lane County, Oregon.