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RECORDING REQUESTED BY
24863WHEN RECORDED, MAIL TO
SANTA BARBARA NATIONAL BANK
P.O. Drawer JJ
Santa Barbara, California 93102

Attention: Note Dept.: Ann Markonis

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Assignment of Rents and Leases

The undersigned is the owner of the real property located at 5140 South Sixth Street, Klamath Falls,
in Klamath County, California, legally described as:
Oregon

*Legal description attached hereto and made a part thereof; marked Exhibit "A".

As security for the obligations to SANTA BARBARA NATIONAL BANK, secured by a Mortgage/Trust Deed affecting
other property, dated December 23, 1975
executed by Quadrant Development Company, a partnership, B. & K. Investments, a general partnership
and Motel 6, Inc., a Delaware corporationand recorded in Book _____ page _____ of Official Records of San Bernardino County,
California. (recorded concurrently herewith in the office of the County Recorder of said County), the undersigned hereby grants,
transfers and assigns unto said Bank all rents, royalties and income now or hereafter due or payable for the occupancy or use of, and
all leases, with all security therefor including all guarantees thereof and all options to purchase, now or hereafter affecting, said
property or any personal property of the undersigned located thereon, which assignment is immediately effective, regardless of any
of the terms of said Mortgage/Trust Deed. Failure of said Bank at any time or from time to time to enforce this assignment shall
not in any manner prevent its subsequent enforcement, said Bank not being obligated to collect anything hereunder, but being
accountable only for sums actually collected.The undersigned agrees to give to said Bank at any time upon demand any further or additional form of assignment or transfer
of said rents, royalties, income, leases, security or options, requested by said Bank, and to deliver to the Bank the undersigned's exe-
cuted copies of such leases, security and options. The following is a brief description of certain leases now affecting said property,
which description shall not, however, limit the general effect of this assignment.

Description of Property (Use Street Address)	Date of Lease	Date of Expiration	Lessee or Assignee	Where Recorded	Date to Which Rent is Paid
5140 S. Sixth Street at Sixth & Kane, Klamath, Falls, Oregon	10-19-73	10-19-98	Sambo's Restaurants, Inc.	Klamath County Oregon	12-31-75

It is agreed that the Bank shall be entitled to deduct and retain from moneys received by it hereunder for its services or that
of its agents in collecting said moneys, a just and reasonable compensation not exceeding 10% of the moneys collected.Any moneys received by the Bank hereunder may be applied when received, or at its option retained as security for the obliga-
tions secured hereby or applied from time to time in payment of any taxes, assessments or other liens affecting said property or to
the indebtedness secured hereby, regardless of delinquency, such application to be in such order, at such times and to such extent
as the Bank may determine, or any or all of said moneys may be released at its option. The acceptance of this assignment by the
Bank or the exercise of any rights by it hereunder shall not be, or be construed to be, an affirmation by it of any tenancy, lease or
option, nor an assumption of any liability under any such tenancy, lease or option.This assignment inures to the benefit of and binds all parties hereto, their heirs, administrators, successors and assigns, and all
subsequent owners of any of said property.

Witness our hand, s., this 14th day of January, 1977

x Diane E. Thompson
Diane E. Thompson (Present Owner of the Property)x Jerry W. Thompson
(Present Owner of the Property)

(CONSENT) Jerry W. Thompson

The undersigned hereby consent and agree to the foregoing assignment and the terms and conditions thereof.
not requiredSTATE OF CALIFORNIA } SS.
COUNTY OF Santa BarbaraOn January 14, 1977, before me, the undersigned, a Notary Public for Santa Barbara County,
California, personally appeared Jerry W. Thompson and Diane E. Thompsonknown to me to be the person, s., whose name, s., are subscribed to the within instrument and acknowledged that
they executed the same.

WITNESS my hand and official seal.

(Seal)

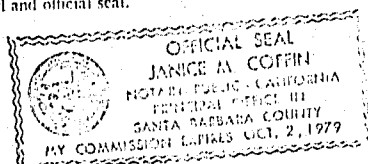
Janice M. Coffin
(Notary Public's Signature)

EXHIBIT "A"

A tract of land in Lots 4, 5 and 11 of Kielsmeier Acre Tracts, a plat of record in Klamath County, Oregon, said tract being more particularly described as follows:

Beginnings at a point on the East line of said lot 5, said point being 500-12'15"W at a distance of 10.00 feet from the northeast corner of said Lot 15; thence continuing 500-12'15"W along the east line of Lot 5 and 11 a distance of 355.02 feet to the southeast corner of said Lot 11; thence N89 52'00"W along the south line of said Lot 11, a distance of 119.00 feet; thence N00 12'15"E parallel with the west line of said Lot 5 a distance of 154.01 feet; thence N45 00'00"W a distance of 15.51 feet; thence N00 12'15"E a distance of 190-00 feet to a point which is 10.00 feet southerly of the north line of said Lot 4, said point also being on the southerly line of South Sixth Street; thence S89 53'55"E a distance of 130.00 feet to the Point of Beginning, containing 44,388 sq. ft. (1.02 acres) with the bearings based on record of Survey No. 1852.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for recordXXXXXXXXXX

this 31st day of January A. D. 1977 at 4:39 o'clock P. M., and

duly recorded in Vol. 177, of MORTGAGES on Page 1763

FEE \$ 6.00

Wm. B. MILHE, County Clerk
By *Hazel Drazin*