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AGREEMENT OF ASSIGNMENT

A 28689

THIS AGREEMENT is made December 16, 1977, between:

WILLIAM E. LOVE, HOWARD L. HUBBARD, MICHAEL MUZOS and MAXINE LIPSCOMB, Joint Trustees under that certain Trust Agreement dated September 28, 1955 by and between N. E. Berry and Gerda A. Berry, Trustees, and Ralph H. Cake, Trustee ("Assignors")

and

DELOS B. PARKS and EDWARD R. ZAROSINSKI, Trustee for the Zarosinski Employees Trust (Assignees).

R E C I T A L S:

(1) Assignors are lessors under certain leases, described in "Exhibit A" attached. Assignors are lessors under certain month-to-month rental agreements, including such of those agreements described in "Exhibit B" attached as may be in effect as of the date of this Agreement. These leases and rental agreements cover portions of the premises known as the "Medical-Dental Building" in Klamath Falls, Oregon, located on the real property described in "Exhibit C" attached.

(2) Assignors have agreed to sell the real property described in "Exhibit C" to Assignees.

THEREFORE, in consideration of the mutual covenants herein, the parties agree as follows:

(a) Assignors hereby assign an undivided one-half (1/2) interest unto DELOS B. PARKS and an undivided one-half (1/2) interest unto EDWARD R. ZAROSINSKI, Trustee, in all of the right, title and interest of Assignors in all of those leases and rental agreements referred to in paragraph (1) above;

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(b) Assignees agree to perform, from and after the date hereof, all the provisions of those leases and rental agreements which are to be performed by lessors, and do indemnify and hold Assignors harmless from any failure to so perform.

This Agreement shall be effective on the 16th day of December, 1977.

ASSIGNORS:

William E. Love
William E. Love, a Joint Trustee

Howard L. Hubbard
Howard L. Hubbard, a Joint Trustee

Michael Muzos
Michael Muzos, a Joint Trustee

Maxine Lipscomb
Maxine Lipscomb, a Joint Trustee

Return to:
KCTC

ASSIGNEES:

Delos B. Parks
Delos B. Parks

Edward R. Zarosinski
Edward R. Zarosinski, Trustee for
The Zarosinski Employees Trust

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STATE OF OREGON,)
) ss.
County of Multnomah)

December 16, 1977

Personally appeared the above named WILLIAM E. LOVE,
HOWARD L. HUBBARD, MICHAEL MUZOS and MAXINE LIPSCOMB and
acknowledged the foregoing instrument to be their voluntary
act and deed.

Before me:

Phyllis M. Anderson
Notary Public for Oregon

My commission expires: April 5, 1980

STATE OF OREGON,)
) ss.
County of KLAMATH ~~Multnomah~~)

December 20, 1977

Personally appeared the above named DELOS B. PARKS
and EDWARD R. ZAROSINSKI and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Barbara J. Parker
Notary Public for Oregon

My commission expires: 12-20-81

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"EXHIBIT A"

Leases

- (1) Lease dated March 16, 1977, between William E. Love, Maxine Lipscomb, Howard Hubbard and Mike Muzos, Trustees of the Medical-Dental Building, as Lessors, and William A. Hall and Rosie M. Hall, husband and wife, as Lessees.
- (2) Lease dated June 23, 1977, between William E. Love, Maxine Lipscomb, Howard Hubbard and Mike Muzos, Trustees of the Medical-Dental Building, as Lessors, and David C. Seeley, M.D., as Lessee.

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"EXHIBIT B"Rental Agreements

<u>Suite No. or Address</u>	<u>Current Tenant</u>	<u>Monthly Rental</u>	<u>Special Provisions</u>
200 (Storage)	Massey	\$ 20	
	Renie	15	
	Thom	15	
202	Bausch and Lomb	200	
204	Dr. Robert Payne	280	
206	Dr. Gerald Hartmann	261	(Rented as of 2/1/78 - Currently vacant)
207	Dr. Blake Berven	378	
210	Dr. George DeWiddy Massey	277	
301	Dr. George H. Nitschelm	231	
305	Dr. Don C. Renie	196	
306	Dr. Joan Wayland	229	
307	Basin Dental Lab	139	
309	Dr. Raymond Tice	267	
310, 311, 312	OFA Dr. Bunch	463	
314	Dr. W. F. Dean	267	(Agreed not to raise rent until 6/1/78)
405	Dr. F. Geoffrey Marx	422	
407	Northern Life Insurance	130	
408	Dr. Kenneth K. Magee	347	
411	Dr. Orton Mann	166	
412	Dr. Carl D. Koutsky	191	
415	Speech and Hearing Special	225	(This is a special charity rate - rental value is \$310/mo.)
501	Klamath Dental Lab	117	
505	Dr. Stephen Hall	288	(Agreed not to raise rent for one year - moved in 7/1/77)
508	Dr. Irving J. Cater	282	
509	Dr. Jon Wayland & Dr. Hugh Curring	250	
510	Dr. William C. Nygren	238	

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"EXHIBIT B" - Page 2Rental Agreements

<u>Suite No. or Address</u>	<u>Current Tenant</u>	<u>Monthly Rental</u>	<u>Special Provisions</u>
511	Dr. Thomas Klump	\$ 282	
512	Dr. Theodore E. Thom	257	
601, 602	Klamath County Mental Health	130	
603	Right to Life		(No rent)
604	Dr. A. O. Roenicke	154	
605	Dr. Richard Reginato	136	
606	Klamath Falls Medical Laboratories	161	
609	Fred Southwell	163	
614	Dr. Warden Rimel	296	
907 Main St.	Uniform Rack	400	
Lobby	Linkville Hair Co.	97	
107 N. 9th St.	Bell's Beauty Salon	132	

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"EXHIBIT C"

Description of Property

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

PARCEL 1: (Medical-Dental Bldg.)

All that portion of the NE1/4 NE 1/4 of Section 32, Township 38 South, Range 9 E. W.M., more particularly described as follows:

Beginning at the point of intersection of the Northeasterly line of Ninth Street with the Northwesterly line of Main Street in the City of Klamath Falls, and running thence; Northeasterly along the Northwesterly line of Main Street, 68.97 feet, more or less, to the Southwesterly line of Tenth Street; thence Northwesterly along the Southwesterly line of Tenth Street, 114.0 feet; thence Southwesterly, parallel with Main Street, 96.39 feet, more or less, to the Northeasterly line of Ninth Street; thence Southeasterly along Ninth Street, 117.23 feet, more or less, to the point of beginning.

PARCEL 2: (Parking Lot Property)

Beginning at the Southeasterly corner of Block 46, NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence Northwesterly along the Northeasterly line of said Block 46, a distance of 150.0 feet to a point which is 90 feet Southeasterly from the most Northerly corner of Lot 8 in said Block 46; thence Southwesterly, parallel with Pine Street, a distance of 122.0 feet to an alley; thence Southeasterly along said alley and parallel with Eleventh Street a distance of 150.0 feet to the Northwesterly line of Pine Street; thence Northeasterly, along the Northwesterly line of Pine Street, a distance of 122.0 feet, more or less, to the point of beginning. Said parcel being portions of Lots 1, 2, 7 and 8, Block 46, NICHOLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 20th day of DECEMBER A.D., 1977 at 4:12 o'clock P M., and duly recorded in Vol. M77, of DEEDS on Page 24575.

FEE \$ 21.00

WM. D. MILNE, County Clerk

By Barbara A. Helock Deputy

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