

KNOW ALL MEN BY THESE PRESENTS: That
SHING FONG SEID and KIT FAN SEID

hereinafter referred to as the Assignor (whether one or more), in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations paid to the Assignor by HO WAH OF OREGON, INC., an Oregon corporation hereby sells, assigns and sets over unto said HO WAH OF OREGON, INC.

of said Assignor's right, title and interest in and to, his successors and assigns, all day of January, 1978 by and between the Assignor, as Lessor, and GORDON R. SELLARS and KAREN SELLARS

as Lessee, covering the following premises in the City of Klamath Falls, County of Klamath, State of Oregon, to-wit:

Lot 4, Bailey Tracts No. 2, NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 2 Township
39 S Range 9 E.W.M. Klamath County, Oregon

together with the right to collect and receive all moneys due and to become due under the terms of said lease, or any extensions or renewals thereof.

It is understood and agreed that the Assignor shall continue to perform all of the obligations imposed upon the Assignor as Lessor by the provisions of said lease and that HO WAH OF OREGON, INC.

by his acceptance of this assignment and the receipt of payments from the Lessee assumes no responsibility whatsoever with respect to the performance of such obligations and the Assignor hereby agrees to hold said HO WAH OF OREGON, INC.

harmless from any and all claims that may arise as a result of the Assignor's failure to comply with the obligations imposed upon said Assignor as Lessor by the provisions of said lease.

No prepayment of rental whatsoever shall be made by the Lessee to the Lessor nor shall any such prepayment be accepted by the Lessor, at any time without the prior written consent of said HO WAH OF OREGON, INC.

The Assignor further covenants and agrees with HO WAH OF OREGON, INC.

that this assignment is in full force and effect the Assignor, as Lessor, will not exercise any rights to terminate said lease under and by virtue of the provisions thereof or to amend the same without first obtaining the written consent of HO WAH OF OREGON, INC.

to do so.

Executed this 27th day of January, 1978.

Shing Fong Seid
SHING FONG SEID

Kit Fan Seid
KIT FAN SEID

State of Oregon)
County of Klamath) ss.

THIS IS TO CERTIFY that on this 27th day of January, 1978, before me, the undersigned, a notary public in and for said County and State appeared the within named Shing Fong Seid and Kit Fan Seid known to me to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Return
U.S. Notaries
3720 do 6th
city

[Signature]
Notary Public for Oregon
My Commission Expires: 4-22-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 9th day of February A.D., 19 78 at 3:23 o'clock P M., and duly recorded in Vol. M78 of Deeds on Page 2458.

FEE \$3.00

WM. D. MILNE, County Clerk
By Bernard J. Helsed Deputy