

KNOW ALL MEN BY THESE PRESENTS: That HO WAH OF OREGON, INC., an Oregon corporation, in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations paid to HO WAH OF OREGON, INC., by UNITED STATES NATIONAL BANK OF OREGON, a national banking association, hereby sells, assigns, transfers and sets over unto said Bank, its successors and assigns, all of said HO WAH OF OREGON, INC. right, title and interest in and to that certain assignment of lease dated the 26th day of January, 1978, by and between SHING FONG SEID and KIT FAN SEID and as assigned to HO WAH OF OREGON, INC. per Exhibit B, an executed copy of which is attached hereto and made a part hereof, 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.

This assignment is executed and delivered to said Bank as additional collateral security for a loan made to said HO WAH OF OREGON, INC. by said Bank contemporaneously herewith and any renewal or renewals thereof and as security for any further advances made to said HO WAH OF OREGON, INC. by said Bank, and HO WAH OF OREGON, INC. hereby agrees to hold said Bank harmless from any and all claims that may arise as a result of HO WAH OF OREGON, INC. failure to comply with the obligations imposed as a result of the original lease.

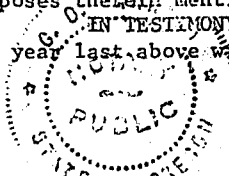
As a further consideration for the loan hereinabove referred to, the Assignor further covenants and agrees with the Bank that while this assignment is in full force and effect HO WAH OF OREGON, INC. will not exercise any rights to terminate said lease under and by virtue of the provisions thereof or to amend the same without first obtaining the written consent of the Bank so to do.

Executed this 27th day of January, 1978.

HO WAH OF OREGON, INC.
an Oregon Corporation

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 the said County and State, appeared the within named Terrell Seid known to me to be the identical person described and who executed the within instrument and acknowledged to me that he 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. National
3720 So. 6th
City

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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 9th day of February A. D. 1978 at 3:23'clock P M., and

fully recorded in Vol. M78, of Deeds on Page 2459

Wm D. MILNE, County Clerk

By Bernetha H. Ketch

Fee \$3.00