34542	ASSIGNMENT OF LEASE VOL M& Page - 4290	•
a par	KNOW ALL MEN BY THESE PRESENTS: That NINE PINE PROPERTIES,	-
U.S. CREDI sets over	r referred to as the Assignor (whether one or more), in consideration of the Dollars (\$10.00) and other valuable considerations paid to the Assignor by TCORP, an Oregon corporation ("USCC"), hereby sells, assigns, transfers and unto said USCC, its successors and assigns, all of said Assignor's right, tit st in and to that certain lease dated the	 1e
as Lessee,	an executed copy of which is attached hereto and made a part hereof, cover- llowing premises in the City of Klamath Falls, County of, State of Oregon	-
to-wit:	10 Sentes an Entropy and Explore	

Creditcorp .W. Main , Suite 275

s. S.,

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Return to

Approximately 3,455 net useable square feet of ground floor office space and related use space, together with 11 onsite paved parking spaces being a portion of the Nine Pine Plaza Building, 836 Pine Street, Klamath Falls, Oregon. The second second second

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

This assignment is executed and delivered to said USCC as additional collateral 97204 security for a loan made to said Assignor by said USCC contemporaneously herewith and any renewal or renewals thereof and as security for any further advances made to said Assignor by said USCC, and 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 said USCC by its acceptance of this assignment and the receipt of payments from the Lessee assumes no responsibility whatsover with respect to the per-Portlan formance of such obligations and the Assignor hereby agrees to hold said USCC 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.

It is further understood and agreed that the Lessee shall continue to make the rental payments to the Lessor strictly at the times and in the amounts specified in said lease until such time as said USCC shall, in writing, notify the Lessee that all further rental payments are to be made to said USCC, and all rental payments made to said USCC after such notice shall constitute payments duly made under 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 USCC.

As a further consideration for the loan hereinabove referred to, the Assignor further covenants and agrees with USCC that while 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 USCC so to do.

Executed this day of N ON C partnership 1000 A partner STATE OF OREGON. Richard F. Bogatay County of Klamath partner BE IT REMEMBERED, That on this 8 day of March 19 84, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Jon Robert Bogatay and Richard F. Bogatay, who acknowledged that they are partners authorized to execute on behalf of Nine Pine Properties, who are known to me to be the identical individual S described in and who executed the within instrument and acknowledged to me that they executed the same neely and voluntarily. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed ny official seal the day and year last above written.

X

My Commission expires 8-5-87

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ASSIGNMENT OF LEASE

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STATE OF OREGON,) County of Klamath) Filed for record at request of

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recorded in Vol <u>M84</u> of <u>4296</u>
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EVELYN BIEHN, County Clerk
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