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21783

ASSIGNMENT AND SECURITY AGREEMENT

THIS Assignment is made and given this 18 day of December, 1984 by and between JAMES L. ECKHARDT and NELLIE R. ECKHARDT, husband and wife, ("Assignors") of 723 East Karcher Road, Nampa, Idaho and ENGINEERED STRUCTURES, INC., an Idaho corporation, ("Assignee") of 723 East Karcher Road, Nampa, Idaho.

RECITALS

A. Assignors are the lessees under a ground lease dated Aug 10 1984 between Rodney R. Lyon and Mary M. Lyon, husband and wife, as ground lessors and Assignors herein as ground lessees ("Ground Lease"). The Ground Lease leases the real property described on Schedule I attached hereto, which real property is hereafter referred to as "Subject Property".

B. Assignors have subleased Subject Property together with improvements constructed thereon to Rodney R. Lyon and Mary M. Lyon, husband and wife, under a sublease dated Aug 10 1984 ("Sublease").

C. Assignors are indebted to Assignee for monies used in constructing improvements on Subject Property and desire to assign the Ground Lease and the Sublease to Assignee as security for the payment of such sums.

AGREEMENTS

NOW, THEREFORE, it is agreed:

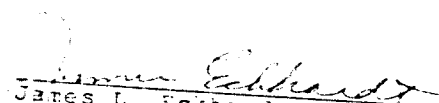
1. Assignors hereby assign to Assignee all of Assignors' right, title and interest in and to the Ground Lease and the Sublease, in and to the rights to receive monies thereunder, and in and to Subject Property.

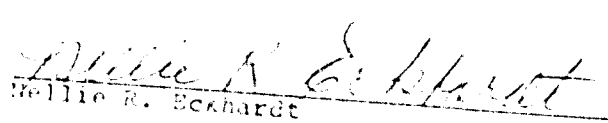
21783

2. This Assignment is for security purposes, and until such time as Assignors are in default in the payment of monies due Assignee, Assignors shall be entitled to receive all payments due under the Ground Lease and Sublease, and shall be entitled to exercise all rights, and shall perform all obligations originally vested in Assignors under the Ground Lease and the Sublease.

3. Assignors hereby sell, transfer, assign, convey and grant to Assignee a security interest in and to the Ground Lease, the Sublease, all of Assignors' right, title and interest in and to either (including but not limited to the right to receive payments thereunder), and in and to all improvements, fixtures, personal property and other property of any kind or nature whatsoever used on or in connection with Subject Property or relating to arising out of the Ground Lease, the Sublease, or improvements constructed on Subject Property.

IN WITNESS WHEREOF, Assignors have executed this Assignment and Security Agreement the day and year first above written.


James L. Eckhardt


Nellie R. Eckhardt

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STATE OF IDAHO)

County of Canyon) ss:

On this 18 day of December, 1984, before me, the undersigned, a Notary Public in and for said State, personally appeared JAMES L. ECKHARDT and NELLIE R. ECKHARDT, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Don E. Gabrielsen
NOTARY PUBLIC for Idaho
Residing at Mendota, Idaho

Schedule I

21791

The East one-half of a parcel of land situate in portions of Government Lots 7 and 11 in Section 16, Township 41 South, Range 12 E.W.M., being more particularly described as follows:

Beginning at a point on the centerline of an existing drain ditch, from which point the monument marking the one-quarter section corner common to Sections 15 and 16, Township 41 South, Range 12 E.W.M., bears North 0°29'05" West 479.17 feet, South 89°43'05" East 12.50 feet, North 0°53' West 421.48 feet, North 0°14' East 30.00 feet, and South 89°46' East 2,692.06 feet distant; thence North 89°43'05" West 422.77 feet to a point; thence North 0°29'05" West 376.14 feet to a point; thence South 89°43'05" East 422.77 feet to a point on the centerline of an existing drain ditch; thence South 0°29'05" East 376.14 feet to the point of beginning.

Together with a non-exclusive perpetual easement for ingress to and egress from the above described property over the existing roadway lying over the following described parcel:

A parcel of land situate in portions of Government Lots 7 and 11 in Section 16, Township 41 South, Range 12 E.W.M., being more particularly described as follows:

Beginning at a point on the centerline of an existing drain ditch from which point the monument marking the one-quarter section corner common to Sections 15 and 16, Township 41 South, Range 12 E.W.M., bears North 0°29'05" West 479.17 feet, South 89°43'05" East 12.50 feet, North 0°53' West 421.58 feet, North 0°14' East 30.00 feet, and South 89°46' East 2,692.06 feet distant; thence North 89°43'05" West 422.77 feet to a point; thence South 0°29'05" East 373.56 feet, more or less, to a point on the South line of Government Lot 11 in said Section 16; thence South 89°00' East 422.87 feet along the South line of said Lot 11 to a point; thence North 0°29'05" West 378.86 feet along the center line of an existing drain ditch to the point of beginning.

RETURN:

JAMES L. ECKHARDT
723 KARCHER RD.
NAMPA, ID 83651

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

Mountain Title Co

this 31 day of Dec

A.D. 19 84

at 3:57

o'clock

P.M.

and
21788

duly recorded in Vol. M 84

of Deeds

on page

Fee 17.00

By EVELYN B. EHN, County Clerk

Evelyn B. Ehn