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MTC-17264P ASSIGNMENT OF LEASE

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KNOW ALL MEN BY THESE PRESENTS: That. F. V. Surroz, Jr

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 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 Assignor's right, title and interest in and to that certain Lease dated the <u>30th</u> day of <u>October</u>, 19.85, by and between the Assignor, as Lessor, and <u>Surroz Volkswagen, Inc.</u>

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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 Assignor by said Bank contemporaneously herewith and any renewal or renewals thereof and as security shall continue to perform all of the obligations imposed upon the Assignor as Lessor by the provisions of said lease and that said Bank by its 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 Bank 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 Bank shall, in writing, notify the Lessee that all further rental payments are to be made to said Bank, and all rental payments made to said Bank 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 Bank.

December 19/86 Surroz, STATE OF OREGON LESSOR county of Klymath 22200 THIS IS TO CERTIFY that on this _ ____, 1956, before me, the undersigned, a notary public in and for said County and State appeared the within named_ F. V. Sunoz, JR known to me to be the identical person ____ described in and who executed the within instrument, and acknowledged to me that. executed the same freely and voluntarily for the uses and purposes therein mentioned. 34. IN TESTIONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written. NGTARL U D LIC. Notary Public for Gregon Oc My commission expires: 1989 Lésas Fite undersigned, Lease named in the lease hereinabove referred to, hereby acknowledge_ receipt of an executed counterpart of the within "And "Whegoing Assignment.

Assignment of Lease

91-900 1/64 HEAD OFFICE PORTLAND

Return MTC

EXHIBIT "A" DESCRIPTION

PARCEL 1

A parcel of land situated in the NWaNWa of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described

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Beginning at a 5/8 inch iron pin on the Easterly right of way of Washburn Way, from which a bolt in a cased monument marking the section corner common to Sections 3, 4, 9 and 10 of said Township and Range, bears North 00⁰02'42'' West 594.75 feet and North 89⁰06'00'' West 64.11 feet; thence South 89⁰33'43'' Fact 207 15 feet. thence North 00⁰00'42' West 115 00 feet: thence North 80⁰ East 297.15 feet; thence North 00[°]09'42' West 115.00 feet; thence North 89[°] 33'43" West 297.15 feet to the Easterly right of way line of said Washburn 33'45" West 297.15 reet to the Easterry Fight of way line of Salu mashburn Way; thence South 00'02'42" East 115.00 feet to the point of beginning, with bearings based on the recorded map of survey of Major Land Partition No. 79-37. A parcel of land situated in the NWANWA of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described

Beginning at a 5/8 inch iron pin on the Easterly right of way of Washburn Way, from which a bolt in a cased monument marking the Section corner common to Sections 3, 4, 9 and 10 of said Township and Range, bears North 00⁰02'42" West 594.75 feet and North 89⁰06'00" West 64.11 feet; thence South 89⁰33'43" East 207 is fast to the two point of beginning: thence North 00⁰00'42" West 115 297.15 feet to the true point of beginning; thence North 00⁰09'42" West 115 feet. thence North 20⁰33'43" West 207 15 feet. to the Factoria right of way feet; thence North 89[°]33'43" West 297.15 feet; to the Easterly right of way line of said Washburn Way; thence along said Easterly right of way line of Washburn Way North 00⁰02'42'' West 25 feet; thence South 89⁰33'43'' East 322.15 feet. thence South 00⁰00'A2'' Fast 140 feet. thence North 80⁰33'43'' West 25 fee washourn way North UU-U2'42" West 25 teet; thence South 89 55'45" East 522.15 feet; thence South 00 09'42" East 140 feet; thence North 89 33'43" West 25 feet to the point of beginning, with bearings based on the recorded map of Survey of Major Land Partition 79-37.

PARCEL 3

A tract of land situated in the NW4NW4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said tract being Parcel 2 as shown on the recorded Major Land Partition No. 79-37, said

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EXHIBIT "A" DESCRIPTION (CONTINUED)

PARCEL 3 (CONTINUED)

Beginning at a 5/8 inch iron pin with cap at the intersection of the Southerly right of way line of Hilyard Avenue and the Easterly right of way line of the Southerly extension of Broadmore Street, said iron pin being $S89^{\circ}06'00''E$ 64.11 feet, $S00^{\circ}02'42''E$ 30.00 feet and $S89^{\circ}06'00''E$ 594.46 feet from the Northwest Corner of said Section 10; thence $S89^{\circ}06'00''E$, along the Southerly right of way line of said Hilyard Avenue, 273.22 feet to a 5/8 inch iron pin with cap; thence $S00^{\circ}54'00''W$ 557.76 feet to a 5/8 inch iron pin; thence $N89^{\circ}33'43''W$ 240.37 feet to a 5/8 inch iron pin with cap on the Easterly right of way line of said Southerly extension of Broadmore Street; thence, Northerly along said Broadmore Street extension, $N00^{\circ}09'48''E$ 20.14 feet, along the arc of a curve to the left (central angle= $16^{\circ}49'31''$ and radius-330.00 feet) 96.91 feet, along the arc of a curve to the right (central angle= $16^{\circ}49'31''$ and radius = 270.00 feet) 79.29 feet, and $N00^{\circ}09'48''E$ 366.25 feet to the point of beginning, containing 3.40 acres, with bearings being based on the recorded map of survey of said Major Land Partition.

Also, a tract of land situated in the NW4NW4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said tract being Parcel 1 and the Southerly extension of Broadmore Street as shown on the recorded Major Land Partition No. 79-37, said tract being more particularly described as follows:

Beginning at a 5/8 inch iron pin with cap at the intersection of the Southerly right of way line of Hilyard Avenue and the Easterly right of way line of Washburn Way, said iron pin being $S89^{\circ}06'00''E$ 64.11 feet and $S00^{\circ}02'42''E$ 30.00 feet from the Northwest corner of said Section 10; thence $S89^{\circ}06'00''E$, along the said Southerly right of way line of Hilyard Avenue, 594.46 feet to a 5/8 inch iron pin with cap on the Easterly line of said Southerly extension of Broadmore Street; thence Southerly along said Easterly line, $S00^{\circ}09'48''W$ 366.25 feet, along the arc of a curve to the left (central angle= $16^{\circ}49'31''$ and radius = 270.00 feet) 75.29 feet, along the arc of a curve to the right (central angle = $16^{\circ}49'31''$ and radius = 330.00 feet) 96.91 feet, and $S00^{\circ}09'48'W$ 20.14 feet to the Southerly line of said Broadmore Street extension; thence N89^o33'43'W 618.05 feet to a 5/8 inch iron pin along said Easterly right of way line, 564.74 feet to the point of beginning, with bearings being based on the recorded map of survey of said Major Land Partition.

EXCEPTING THEREFROM:

A parcel of land situated in the NW4NW4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

(CONTINUED)

About

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PARCEL 3 (CONTINUED)

Beginning at a 5/8 inch iron pin on the Easterly right of way of Washburn Way, from which a bolt in a cased monument marking the Section corner common to Sections 3, 4, 9 and 10 of said Township and Range, bears North 00⁰02'42" West Sections 5, 4, 9 and 10 of said Township and Range, bears North 00°02'42" West 594.75 feet and North 89°06'00 West 64.11 feet; thence South 89°33'43" East 297.15 feet; thence North 00°09'42' West 115.00 feet; thence North 89°33'43" West 297.15 feet to the Easterly right of way line of said Washburn Way; thence South 00°02'42" East 115.00 feet to the point of beginning, with bearings based

on the recorded map of survey of Major Land Partition No. 79-37. ALSO EXCEPTING:

A parcel of land situated in the NW4NW4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows: Beginning at a 5/8 inch iron pin on the Easterly right of way of Washburn Way, from which a bolt in a cased monument marking the Section corner common to Sections 3, 4, 9 and 10 of said Township and Range, bears North 00⁰02'42" West 594.75 feet and North 89⁰06'00" West 64.11 feet; thence South 89⁰33'43" East 297.15 feet to the true point of beginning; thence North 00⁰09'42" West 115 feet; thence North 89⁰33'43" West 297.15 feet; to the Easterly right of way line of Said Washburn Way; thence along said Easterly right of way line of Washburn Way North 00⁰02'42" West 25 feet; thence South 89⁰33'43" East 322.15 feet; thence South 00⁰09'42" East 140 feet; thence North 89⁰33'43" West 25 feet to the point of beginning, with bearings based on the recorded map of Survey of Major Land Partition 79-37.

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STATE	OF OREGON: COUNTY OF KLAMATH: ss.	
	December	
	of A.D., 19 <u>86</u> at <u>10:22</u>	o'clock <u>A</u> M., and duly recorded in Vol. <u>M86</u> day
FEE	\$17.00	Evelve Bert
		By County Clerk
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