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Vol. MB9 Page 18119

MTC 82268

CONDITIONAL ASSIGNMENT OF RENTALS

THIS AGREEMENT, Entered into this 26th day of September, 1989, between
David J. Davis and Norma B. Davis

hereinafter referred to as Owner, and KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, A
Federal Corporation, hereinafter referred to as Mortgagee.

WITNESSETH:

WHEREAS, Owner is the present owner in fee simple of property described as:
See Attached Exhibit "A"

in Klamath County, State of Oregon, and the mortgagee is owner and holder of a first mortgage
covering said premises, which said mortgage is in the original principal sum of \$141,000.00,
made by owner to mortgagee under the date of Sept. 26, 1989; and

WHEREAS, Mortgagee, as a condition to making said loan and accepting said mortgage has
required the execution of this assignment of the rentals of the mortgage premises by owner.

NOW, THEREFORE, in order further to secure the payment of the indebtedness of the owner
to mortgagee and in consideration of the accepting of the aforesaid mortgage and the note
secured thereby, and in further consideration of the sum of One Dollar paid by mortgagee to
owner, receipt of which is hereby acknowledged, the said owner does hereby sell, assign,
transfer and set over unto mortgagee all of the rents, issues and profits of the aforesaid
mortgaged premises, this assignment to become operative upon any default being made by the
owner (mortgagor) under the terms of the aforesaid mortgage or the note secured thereby, and
to remain in full force and effect so long as any default continues to exist in the matter of
the making of any of the payments or the performance of any of the covenants set forth in the
aforesaid mortgage or the notes secured thereby.

1. In furtherance of the foregoing assignment, the owner hereby authorizes the mortgagee,
its employees or agents, at its option, after the occurrence of a default as aforesaid to enter
upon the mortgaged premises and to collect, in the name of the owner, or in thier own name as
assignee, the rents accrued but unpaid and in arrears at the date of such default, as well as
the rents thereafter accrued but unpaid and in arrears at the date of such default, as well as
the rents thereafter accruing and becoming payable during the period of the continuance of the
said or any other default; and to this end, the owners further agree they will facilitate in
all reasonable ways the mortgagee's collection of said rents and will upon request by mortgagee
execute a written notice to the tenant directing the tenant to pay rent to the said mortgagee.

2. The owner also hereby authorizes the mortgagee upon such entry, at its option, to
take over and assume the management, operation and maintenance of the said mortgaged premises
and to perform all acts necessary and proper and to expend such sums out of the income of the
mortgaged premises as may be needful in connection therewith, in the same manner and to the
same extent as the owner theretofore might do, including the right to effect new leases, to
cancel or surrender existing leases, to alter or amend the terms of existing leases, to make
concessions to tenants, the owner hereby releasing all claims against mortgagee arising out of
such management, operation and maintenance excepting the liability of the mortgagee to
account as hereinafter set forth.

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3. The mortgagee shall, after payment of all proper charges and expenses, including reasonable compensation to such Managing Agent as it shall select and employ and after the accumulation of a reserve to meet taxes, assessments, water rents and fire and liability insurance in requisite amounts, credit the net amount of income received by it from the mortgaged premises by virtue of this assignment, to any amounts due and owing to it by the owners under the terms of the mortgage and the note secured thereby but the manner of the application of such net income and what items shall be credited, shall be determined in the sole discretion of the mortgagee. The mortgagee shall not be accountable for more moneys than it actually received from the mortgaged premises; nor shall it be liable for failure to collect rents. The mortgagee shall make reasonable effort to collect rents, reserving, however, within its own discretion, the right to determine the method of collection and the extent to which enforcement of collection of delinquent rents shall be prosecuted.

4. In the event, however, that the owner shall reinstate the mortgage loan completely in good standing, having complied with all the terms, covenants and conditions of the said mortgage and the note secured thereby, then the mortgagee within one month after demand in writing shall re-deliver possession of the mortgaged premises to owner, who shall remain in possession unless and until another default occurs, at which time the mortgagee may, at its option, again take possession of the mortgaged premises under authority of this instrument.

5. The owner hereby covenants and warrants to the mortgagee that neither it, nor any previous owner, have executed any prior assignment or pledge of the rentals of the mortgaged premises, nor any prior assignment or pledge of its landlords' interest in any lease of the whole or any part of the mortgaged premises. The owner also hereby covenants and agrees not to collect the rents of the said mortgaged premises in advance, other than as required to be paid in advance by the terms of any rental agreement, and further agrees not to do any other act which would destroy or impair the benefits to the mortgagee of this assignment.

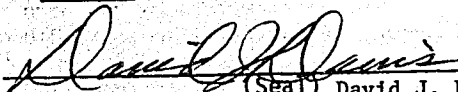
6. It is not the intention of the parties hereto that an entry by the mortgagee upon the mortgaged premises under the terms of the instrument shall constitute the said mortgagee a "mortgagee in possession" in contemplation of law, except at the option of the mortgagee.

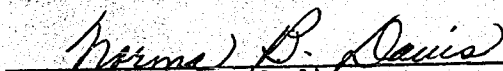
7. This assignment shall remain in full force and effect as long as the mortgage debt to the mortgagee remains unpaid in whole or in part.

8. The provisions of this instrument shall be binding upon the owner, its successors or assigns, and upon the mortgagee and its successors or assigns. The word "Owner" shall be construed to mean any one or more persons or parties who are holders of the legal title or equity of redemption to or in the aforesaid mortgaged premises. The word "note" shall be construed to mean the instrument, whether note or bond, given to evidence the indebtedness held by the mortgagee against the mortgaged premises; and the word "mortgage" shall be construed to mean, the instrument securing the said indebtedness owned and held by the mortgagee, whether such instrument be mortgage, loan deed, trust deed, vendor's lien or otherwise.

It is understood and agreed that a full and complete release of the aforesaid mortgage shall operate as a full and complete release of all the mortgagee's rights and interests hereunder, and that after said mortgage has been fully released, this instrument shall be void and of no further effect.

Dated at Klamath Falls, Oregon, this 26th day of September, 1989.


(Seal) David J. Davis


(Seal) Norma B. Davis

STATE OF OREGON)
 ss.
COUNTY OF KLAMATH)

THIS CERTIFIES, that on this 26th day of September, 19 89, before me, the undersigned, a Notary Public for said state, personally appeared the within named _____

David J. Davis and Norma B. Davis

to me known 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 purpose therein expressed.

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

Daniel S. Chandler
Notary Public for the State of Oregon

My commission expires: 7-6-90

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in Tracts 1 and 2A "HOMEDALE" Subdivision, in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Northerly line of said Tract 2A and being North 66 degrees 39' 30" West a distance of 74.72 feet from the Northeast corner of said Tract 2A; thence North 66 degrees 39' 30" West along the Northerly line of Tracts 2A and 1 a distance of 68.24 feet; thence South 24 degrees 38' 57" West a distance of 94.71 feet; thence South 65 degrees 21' 03" East a distance of 68.20 feet; thence North 24 degrees 38' 57" East a distance of 95.71 feet to the point of beginning.

Tax Account No.: 3909 011AB 00600

PARCEL 2:

A tract of land situated in Tract 1, "HOMEDALE" Subdivision, in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northerly line of said Tract 1, said point being North 66 degrees 39' 30" West a distance of 64.76 feet from the Northeast corner of said Tract 1; the said point also being North 66 degrees 39' 30" West a distance of 142.96 feet from the Northeast corner of Tract 2A "HOMEDALE"; thence North 66 degrees 39' 30" West along the Northerly line of said Tract 1 a distance of 90.70 feet; thence South 38 degrees 48' 28" West a distance of 94.97 feet; thence South 65 degrees 21' 03" East a distance of 113.91 feet; thence North 24 degrees 38' 57" East a distance of 94.71 feet to the point of beginning.

Tax Account No.: 3909 011AB 00500

PARCEL 3:

A tract of land situated in Tract 1, "HOMEDALE" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point located North 66 degrees 39' 30" West a distance of 155.46 feet and South 38 degrees 48' 28" West a distance of 94.97 feet from the Northeast corner of said Tract 1; thence South 38 degrees 48' 28" West a distance of 135.79 feet; thence South 74 degrees 37' East a distance of 119.71 feet; thence North 24 degrees 38' 57" East a distance of 112.40 feet; thence North 65 degrees 21' 03" West a distance of 84.92 feet to the point of beginning.

Tax Account No.: 3909 011AB 01100

PARCEL 4:

A tract of land situated in Tracts 1 and 2A "HOMEDALE" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point located North 00 degrees 20' East a distance of 594.00 feet and North 74 degrees 37' West a distance of 182.59 feet from the Southeast corner of said Tract 2A; thence North 74 degrees 37' West a distance of 69.09 feet; thence North 24 degrees 38' 57" East a distance of 112.40 feet; thence South 65 degrees 21' 03" East a distance of 68.20 feet; thence South 24 degrees 38' 57" West a distance of 101.28 feet to the point of beginning.

Tax Account No.: 3909 011AB 01000

PARCEL 5:

A tract of land situated in Tract 2A "HOMEDALE" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point located North 00 degrees 20' East a distance of 594.00 feet and North 74 degrees 37' West a distance of 118.64 feet from the Southeast corner of said Tract 2A; thence North 74 degrees 37' West a distance of 63.95 feet; thence North 24 degrees 38' 57" East a distance of 101.28 feet; thence South 65 degrees 21' 03" East a distance of 147.71 feet to a point on the East line of said Tract 2A, also being on the West boundary line of Homedale Road; thence South 00 degrees 20' West along the West boundary line of Homedale Road a distance of 13.17 feet; thence North 65 degrees 21' 03" West a distance of 90.03 feet; thence South 24 degrees 38' 57" West a distance of 78.97 feet to the point of beginning.

Tax Account No.: 3909 011AB 00900

PARCEL 6:

A tract of land situated in Tract 2A "HOMEDALE" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point located North 00 degrees 20' East a distance of 594.00 feet and North 74 degrees 37' West a distance of 118.64 feet from the Southeast corner of said Tract 2A; thence North 74 degrees 37' West a distance of 63.95 feet; thence North 24 degrees 38' 57" East a distance of 101.28 feet; thence South 65 degrees 21' 03" East a distance of 147.71 feet to a point on the East line of said Tract 2A, to the true point of beginning, being on the West boundary line of Homedale Road; thence North 00 degrees 20' East along the West boundary of Homedale Road to a point lying South 00 degrees 20' West 92.88 feet from the Northeast corner of said Tract 2A, said point also being the Southeast corner of that certain parcel of land conveyed to Leonard A. Howell, Jr., et ux, by Volume M77, page 22556, Microfilm Records of Klamath County, Oregon, thence Northwesterly along the South line of said Deed Volume M77, page 22556, to the Southwest corner thereof; thence Southeasterly to the point of beginning.

Tax Account No.: 3909 011AB 00799

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 26th day
of Sept. A.D. 19 89 at 1:01 o'clock PM., and duly recorded in Vol. M89,
of Mortgages on Page 18119.
Evelyn Biehn - County Clerk
By Caroline Mullendore

FEE \$28.00

Return: Klamath First Federal
540 Main St.
Klamath Falls, Or. 97601