

AFTER RECORDING RETURN TO:

U.S. BANK  
P.O. BOX 729  
MEDFORD, OR 97501

59149

ASSIGNMENT OF LEASES AND RENTS  
(General and Specific)

32 MAR 29 AM 3 34

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For value received, Kirk E. Johnson and Barbara L. Johnson  
("Assignor") hereby sells, assigns, and transfers to UNITED STATES NATIONAL BANK OF OREGON ("Bank") the following:

1. All of Assignor's interest in, to and under all leases, rents and profits from the following described real property located in  
Klamath County, Oregon, which has the tax account number of 3909-010BD-02100 (the "Property");  
(Attach legal description if necessary) LOT 20, BLOCK 3, THIRD ADDITION TO ALTAMONT ACRES, IN THE COUNTY  
OF KLAMATH, STATE OF OREGON
2. All of Assignor's interest in, to, and under the following described leases which cover the Property and in which Assignor is the lessor:
  - a. Lease dated \_\_\_\_\_ between Assignor and \_\_\_\_\_
  - b. Lease dated \_\_\_\_\_ between Assignor and \_\_\_\_\_
  - c. Lease dated \_\_\_\_\_ between Assignor and \_\_\_\_\_
  - d. Lease dated \_\_\_\_\_ between Assignor and \_\_\_\_\_

This Assignment is executed and delivered to Bank as security for a loan made to KIRK E. JOHNSON AND BARBARA L. JOHNSON  
("Borrower") by Bank contemporaneously herewith and any number of modifications, extensions, and renewals thereof, and as security for  
any and all future loans made to Borrower or Assignor by Bank. This assignment vests in Bank the right to collect and receive all moneys  
due and to become due under the terms of each of the leases described above, and any and all modifications, extensions and renewals thereof.

Assignor shall continue to perform all of the obligations imposed upon Assignor under the assigned leases. Bank shall have no responsibility  
whatsoever with respect to the performance of such obligations. Assignor hereby indemnifies and holds Bank harmless from any and all liabilities,  
claims, damages, costs, expenses, and losses arising directly or indirectly from the operation, management, and condition of the Property  
and the performance or non-performance of Assignor's obligations with respect to the assigned leases, any lessee, and any other person.

In the event of any default by Borrower on the loan Bank may in its sole discretion notify any lessee that all further rental payments are  
to be made to Bank, and all rental payments delivered to Bank by any lessee after such notification shall constitute payments duly made under  
the provisions of the affected lease.

Before entering into any agreement to rent or lease all or any portion of the Property, Assignor shall first obtain Bank's written consent  
to all terms and conditions of such agreement and Assignor agrees to execute and deliver to Bank and cause the tenant to execute and deliver  
to Bank such documents as Bank may require in connection therewith. Assignor will not exercise any rights to terminate or amend a lease  
without the prior written consent of the Bank. Assignor will not accept any prepayment of any rentals under any lease without the prior written  
consent of Bank.

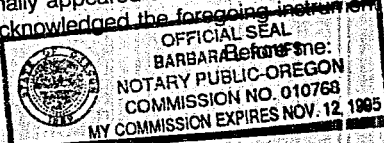
This assignment supplements the terms of a Deed of Trust covering the Property dated APRIL 10, 1985 executed by  
Assignor. In addition to the rights and remedies provided herein, Bank shall have all rights and remedies provided in the Deed of Trust, all  
other documents executed in connection with the indebtedness secured hereby, and under the law.

Executed this 25 day of March, 1993 Assignor:  
Kirk E. Johnson  
Barbara L. Johnson

STATE OF OREGON )  
County of Klamath ) ss.

March 25, 1993

Personally appeared the above named Kirk E. + Barbara L. Johnson  
and acknowledged the foregoing instrument to be their voluntary act.



Barbara L. Raup  
Notary Public for Oregon  
My commission expires: 11/12/95

STATE OF OREGON )  
County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_, who, being duly sworn, stated that \_\_\_\_\_ he  
is a partner of \_\_\_\_\_ and that the foregoing instrument was signed  
on behalf of said partnership by authority thereof; and \_\_\_\_\_ he acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 29th day  
of March, A.D., 1993 at 3:34 o'clock P. M., and duly recorded in Vol. M93  
on Page 6329  
By Evelyn Biehn County Clerk  
Carmelle Mueller

FEE \$10.00

My commission expires: \_\_\_\_\_