Aspen Title #01039916

ASSIGNMENT OF RENTS - ADD	ITIONAL COLLATERAL SEC	"Vol. <u>m93</u> Page
KNOW ALL MEN BY THESE PRESENTS, that Wi as the "Assignee") agreed to make a loan to <u>Stanley</u> (hereinafter referred to as the "Assignors") which loan is e	uidenced by Assignor's note date	oration, (hereinafter referred to <u>L. Scrivner</u> d <u>May /7, 1993</u>
in the principal amount of <u>FILLy-one_Finotocente</u> (<u>\$ 51,000.00</u>) Dollars and interest payable in ec- and 56/100	ual monthly installments of <u>Fiv</u>	ye <u>Hundred Thirty-Two</u>) Dollars each, payable on the 3, secured by a Trust Deed or
<u>20th</u> day of each month, commencing with Mortgage dated May, 19		<u>secure by a modeled</u>

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WHEREAS the said Assignors agree, in consideration of the making of the aforesaid loan, to assign as addition collateral security the rent and income from the hereinafter described property:

NOW, THEREFORE, in consideration of the loan hereinabove described and other valuable consideration,

Stanley A. Scrivner and Diana L. Scrivner as Tenants-by Entirety with the right of survivorship

do hereby assign to the said Assignee, or its assigns, all rents and revenues from the following described property:

Lots 1, 2, 3, 4, 5 and 6, Block 1, RESUBDIVISION OF BLOCK 242, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. EXCEPTING that portion conveyed to the State of Oregon, recorded June 29, 1942 in Volume 148 at Page 201, Deed Records of Klamath County, Oregon.

and the Assignors hereby expressly authorize and empower the said Assignee, its agents or attorneys, at its election, without notice to the Assignor (or their successors in interest) as agent for the Assignor to take and maintain full control of said property and the improvements thereon; to oust tenants for non-payment of rent; to lease all of said property or any portion thereof in the name of the Assignors on such terms as it may deem best; to make alterations or repairs it may deem advisable and deduct the cost thereof from the rents; to receive all rents and income therefrom and issue receipts therefor and out of the amount or amounts so received to pay the necessary operating expenses and to retain the usual chargas for thus managing said property; and to apply on the aforesaid mortgage any amount due upon the debt secured thereby; to pay taxes, assessments and premiums on insurance policies, or renewals thereof, on said property, or amounts necessary to carry out any covenant in the said mortgage contained; the Assignee herein to determine which items are to be met first; and to pay any overplus so collected to the owners of said property; and those exercising this authority shall be liable to the owners only for the amount collected hereunder and the accounting thereof and as to all other persons those exercising this authority are acting only as agent of the owners in the protection of mortgagee's interest. In no event is the right to such management and collection of rents to affect or restrict the right of the mortgage to foreclose the aforesaid mortgage according to its terms.

It is understood that failure to collect rents for any given month or other period does not constitute a waiver by Assignee if said Assignee desires to collect rents pursuant to this assignment for any other month or period.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this <u>17th</u> day of _	<u>May</u> , 19 <u>93</u>
Dated tills	Stoll Donner
	Stanley A. Scrivner
	alinna S forwarda
	Diana L. Scrivner
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JNTY OF <u>Klamath</u>	
v <u>17</u>	A.D., 19 <u>.93</u> .
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acknowledged the foregoing instru OFFICIAL SEAL MARLENE T. ADDINGTO NOTARY PUBLIC - OREGO	Notary Public for <u>Oregon</u> My Commission Expires <u>March 22, 1997</u>
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STATE OF OREGON: COUNTY OF KLAMATH:

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