1-28-94P03:33 RCVD an 12282 13, by any creation of Grantice or by any government, adjoint addition by the English and All Found in the Ball of 3884

RECORDATION REQUESTED BY: Uneiligit of to second at the

Could the source of the programming and surge colleging to an exemple; South Yaffay State Bank, Colled progress to be progressly 801 Main Street. in Knichtaung Kura Japun, Burganostat Kur Klamath Falls, OR, 97601 Del Cr Granical appropriatation of a received

South Valley State Bank reduces our province and many of the or at the time mode columnished was, the time any material respect.

Klamath Falls, OR: 97607 ou as cossecuepit beschool

Klamath Falls, OR 97603 2810 Washburn Way

DEPARATE RACH OF THE TOTAL

nium processings, whelher by aidicial processing, self-heig, secretarized o stabit under this Assignment

Except to that axis in propolated by hoderal and or Disagon favoring design of Suri pay to Grasion's proporty, any assignment for the benefit of craftices, aspigerespituse, by or reprinted the and in the describition or the diseases of a

MHEN PECOLDED WEIT 1.0: to comply with any term, country of condulor contained in any other agreement between Grands

hed to Londer by arron behalf of Clanto under this Assignment, the Note of

writen nabon demiss, along such didder. (a) cures the feaster within tithen (15) days; of (0) it the cure courses more than tithen (15) days. Alter thean (15) days; or (0) if the cure courses more than theen (15) days. SEND TAX NOTICES TO: story a Micro is considered in all the control beaution to be sold the control of the sold story and the control of the sold story of the sold of the control of the contro **James L'Thompson'aks Jim L'Thompson** in aux cipis (cour op da fact consultation conquer agripped in the year him sufficient succession sufficient succession and consultation in the year him sufficient succession succession succession and consultation in the consultation succession suc spoulate du perputéput dessi

THE BASIL OF THE SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

Assignment to men't pouge, was be engine ou acco. ASSIGNMENT OF RENTS has been for the comment of a comment of the comment of

r for (ii) the recall that for the Role, of 40) be beened as a halden payned, when Will be doed and project (roleidy, The THIS ASSIGNMENT OF RENTS IS DATED JANUARY 12, 1994, between James L Thompson aka Jim L Thompson, whose address is 2810 Washburn Way, Klamath Falls, OR 97603 (referred to below as "Grantor"); and South Valley State Bank, whose address is 801 Main Street, Klamath Falls, OR 97601 (referred to below as "Lender"). ion of this Austragont, brill any a ASSIGNMENT., For valuable consideration, Grantor assigns and conveys to Lender all of Grantor's right, title, and interest in and to the Renta from the following described Property located in Klamath County, State of OLEGON: 1, the Nete, and the Restant Documents, Lender shall execute and despected general assumption of this Assumption and Lutherin P-ORLIANCE. If Granice pays of of the Indebhadness when due and charges podering all the obligations imposed upon farmer under the

made by **See, attached, Exhipit. V**ol. at the Note rate from the Seats shall be a part of the total becomes secured by time Assignment, and and be a part of the total becomes a part of the total becomes secured by time Assignment, and and be a part of the total becomes a part of the total becomes secured by time Assignment, and

The Real Property or its address is commonly known as 2810 Washburn Way, Klamath Falls, OR 97603. DEFINITIONS. The following words shall have the following meanings when used in this Assignment. Terms not otherwise defined in this Assignment shall have the meanings attributed to such terms in the Uniform Commercial Code. All references to dollar amounts shall mean amounts in lawful

money of the United States of America, away not no understand to go mak of the long-toping acts or things and the last that feeting their states best owner; or Assignment. The word "Assignment" means this Assignment of Rents between Grantor and Lender, and includes without limitation at assignments and security interest provisions relating to the Rents of th

Event of Default. The words "Event of Default" mean and include any of the Events of Default set forth below in the section titled "Events of Degriff, Ashals. Lender may angaga such agent of agons as Lender hay down appropriate other bit chast's name it in Om tot's remail to

Grantor. The word "Grantor" means James L Thompson aka Jim L Thompson.

Indebtedness. The word "Indebtedness" means all principal and interest payable under the Note and any amounts expended or advanced by Lender to discharge obligations of Grantor or expenses incurred by Lender to enforce obligations of Grantor under this Assignment, together with interest on such amounts as provided in this Assignment. Das to execute and pounds with the task of the State of Chebon and also at other leves

Lender. The word "Lender" means South Valley State Bank, its successors and assigns.

Note: The word "Note" means the promissory note or credit agreement dated January 12, 1994, in the original principal amount of \$1,500,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

Property. The word "Property" means the real property, and all improvements thereon, described above in the "Assignment" section.

Real Property. The words "Real Property" mean the property, interests and rights described above in the "Property Definition" section and a property interests and rights described above in the "Property Definition" section and a property interests and rights described above in the "Property Definition" section and a property interests and rights described above in the "Property Definition" section and a property interests and rights described above in the "Property Definition" section and a property interest and rights described above in the "Property Definition" section and a property interest and rights described above in the "Property Definition" section and a property interest and rights described above in the "Property Definition" section and a property interest and rights described above in the "Property Definition" section and a property interest and rights described above in the "Property" interest and rights and rights and rights and rights ar

Related Documents. The words Related Documents mean and Include without limitation all promissory notes, credit agreements, loan agreements, guaranties, security agreements, mortgages, deeds of trust, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness are on the European Space (and the European Space of the European S

Rents. The word "Rents" means all rents, revenues, income, issues, and profits from the Property, whether due now or later, including without FIR Imitation all Rents under that certain lease with Trinty Sales & Leasing, Inc., dba Cascade Chevrolet Honda Geo which was made on the following terms and conditions:

Ho Date of Lease: 01-01-1992 y Lot self tookid features of opening globals in self of general Lease Terms: Tenant shall have and hold the premises for period from January 1, 1992 to and including December 31, 1996. Tenant shall pay to Landlord as rent for the properly the sum of Ten Thousand Dollars (\$10,000.00) per month.

ஐப் Rental Amount(s): \$10,000.00 permonthset sug கடியாம் 10 மார்பும் முற்று இதுபெறியாகிரும் முற்றும் நடியாக மார்கள் முற்று முறியாகிரும்.

Tenant's Address: 2810 Washburn Way, Klamath Falls OR 97603

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON

THE FOLLOWING TERMS: VALOUE AND MAULEVILLES MAIN MERKECT TO THE METHER MAIN RESERVE OF THE METHER ROOM CONTROL RESERVED FOR PAYMENT AND PERFORMANCE. Except as otherwise provided in this Assignment, Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to collect the Rents as provided below and so long as there is no default under this Assignment, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents, provided that the granting of the right to collect the Rents shall not constitute Lender's consent to the use of cash collateral in a bankruptcy proceeding.

o we has of corp core out it is countried. Placeabled: 01-12-1994 alle nie hiotein eug coset die Beur ASSIGNMENT. OF RENTS comet die gods se 3285, de renget Page 2 Coan No. 301953 bed tog open ding zu joud se god of Commined) versouseln' établet de Artheir 3285, deug conten a sig

GRANTOR'S REPRESENTATIONS AND WARRANTIES WITH RESPECT TO THE RENTS. With respect to the Rents, Grantor represents and

Challant to rauge that the note this assignment, and the related documents this assignment is given and accepted on 1913 Ownership, Grantor is entitled to receive the Rents free and clear of all rights; loans, liens; encumbrances, and clears except as disclosed to and accepted ph reuge. In willing: Washburn Way, Klamath Falls OR 57803

Right to Assign. Gran or has the full right, power, and authority to enter into this Assignment and to assign and convey the Rents to Lender.

No Prior Assignment. Grantor has not previously assigned or conveyed the Rents to any other person by any instrument now in torce.

No Further Transfer. Grantor will not sell, assign, encumber, or otherwise dispose of any of Grantor's rights in the Rents except as provided in this Agreement.

LENDER'S RIGHT TO COLLECT RENTS: Lender shall have the right at any time, and even though no default shall have eccurred under this Assignment, to coract and receive the Rents. For this purpose, Lender is hereby given and granted the following rights, powers and authority:

Notice to Tenants. Lender may send notices to any and all tenants of the Property advising them of this Assignment and directing all Rents to be paid directly to Lender or Lender's agent, has a postpages areas of analy and so career and

Enter the Property. Lender may enter upon and take possession of the Property; demand, collect and receive from the tenants or from any other persons liable therefor, all of the Rents; institute and carry on all legal proceedings necessary for the protection of the Property, including such proceedings as may be necessary to recover possession of the Property; collect the Rents and remove any tenant or tenants or other persons from the Property.

Maintain the Property. Lender may enter upon the Property to maintain the Property and keep the same in repair; to pay the costs thereof and of all services of all employees, including their equipment, and of all continuing costs and expenses of maintaining the Property in proper repair and condition, and also to pay all taxes, assessments and water utilities, and the premiums on fire and other insurance effected by Lender on the Gravery, he word "Lender" mades flouth Valley State Hank, its successors and assigns:

Compliance with Lows. Lender may do any and all things to execute and compty with the laws of the State of Oregon and also all other laws, rules, orders, ordinances and requirements of all other governmental agencies affecting the Property.

Lease the Property. Lender may rent or lease the whole or any part of the Property for such term or terms and on such conditions as Lender may deem appropriate. The are draines LT hampsen as a Jim LT hombson.

Employ Agents. Lender may engage such agent or agents as Lender may deem appropriate, either in Lender's name or in Grantor's name, to rent and manage the Property, including the collection and application of Rents.

Other Acts. Lender may do all such other things and acts with respect to the Property as Lender may deem appropriate and may act exclusively and solely in the place and stead of Grantor and to have all of the powers of Grantor for the purposes stated above.

No Requirement to Act. Lender shall not be required to do any of the foregoing acts or things, and the fact that Lender shall have performed one or more of the foregoing acts or things shall not require Lender to do any other specific act or thing. าก สนาดกระสารางเกลน สมอังก

APPLICATION OF RENTS. All costs and expenses incurred by Lender in connection with the Property shall be for Grantor's account and Lender may pay such costs and expenses from the Rents. Lender, in its sole discretion, shall determine the application of any and all Rents received by it; however, any such Rents received by Lender which are not applied to such costs and expenses shall be applied to the Indebtedness. All expenditures made by Lender under this Assignment and not reimbursed from the Rents shall become a part of the Indebtedness secured by this Assignment, and shall be payable on demand, with interest at the Note rate from date of expenditure until paid.

FULL PERFORMANCE. If Grantor pays all of the Indebtedness when due and otherwise performs all the obligations imposed upon Grantor under this Assignment, the Note, and the Related Documents, Lender shall execute and deliver to Grantor a suitable salisfaction of this Assignment and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Property. Any termination fee

required by law shall be paid by Grantor, if permitted by applicable law residing and counses to render all or charge and counses to render all or charge and counses that would expenditures by LENDER. If Grantor fails to comply with any provision of this Assignment, or if any action or proceeding is commenced that would be considered to the control of the control materially affect Lender's Interests in the Property Lender on Grantor's behalf may, but shall not be required to; take any action that Lender deems appropriate. Any amount that Lender expends in so doing will bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses, at Lender's option, will (a) be payable on demand, (b) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (i) the term of any applicable insurance policy or (ii) the remaining term of the Note, or (c) be treated as a balloon payment which will be due and payable at the Note's maturity. This Assignment also will secure payment of these amounts. The rights provided for in this paragraph shall be in addition to any other rights or any remedies to which Lender may be entitled on account of the default. Any such action by Lender shall not be construed as curing the default so as to bar Lender from any remedy that it otherwise would have had.

DEFAULT. Each of the following, at the option of Lender, shall constitute an event of default ("Event of Default") under this Assignment; 1.3 032 038 Default on Indebtedness. Fallure of Grantor to make any payment when due on the Indebtedness.

Compliance Default. Feliure to comply with any other term, obligation, covenant or condition contained in this Assignment, the Note or in any of the Related Documents... If such a failure is curable and if Grantor has not been given a notice of a breach of the same provision of this Assignment within the preceding twelve (12) months, it may be cured (and no Event of Default will have occurred) if Grantor, after Lender sends written notice demanding cure of such failure: (a) cures the failure within fifteen (15) days; or (b) if the cure requires more than fifteen (15) days, immediately initiates steps sufficient to cure the failure and thereafter continues and completes all reasonable and necessary steps sufficient to produce compliance as soon as reasonably practical.

Breaches, Any warranty, representation or statement made or furnished to Lender by or on behalf of Grantor under this Assignment, the Note or the Related Documents is, or at the time made or furnished was, false in any material respect.

Other Defaults. Fallure of Grantor to comply with any term, obligation, covenant, or condition contained in any other agreement between Grantor and Lender.

Inservency. The inservency of Grantor, appointment of a receiver for any part of Grantor's property, any assignment for the benefit of creditors, the commencement of any proceeding under any bankruptcy or insolvency laws by or against Grantor, or the dissolution or termination of Grantor's existence as a going business (if Grantor is a business). Except to the extent prohibited by federal law or Oregon law, the death of Grantor (if Grantor is an individual) also shall constitute an Event of Default under this Assignment.

Foreclosure, Fortelture, etc. Commencement of foreclosure or fortelture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Grantor or by any governmental agency against any of the Property. However, this subsection shall not apply In the event of a good faith dispute by Grantor as to the validity or reasonableness of the claim which is the basis of the foreclosure or foreignitude.

T-78-34603:33 BCAD

proceeding, provided that Grantor gives Lender written notice of such claim and furnishes reserves or a surely bond for the claim satisfactory to Lander.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any Guarantor of any of the Indebtedness or such Guarantor. dies or becomes incompetent. Lender, at its option, may, but shall not be required to, permit the Guarantor's estate to assume unconditionally the obligations arising under the guaranty in a manner satisfactory to Lender, and, in doing so, cure the Event of Default.

Insecurity. Lender in good faith deems itself insecure.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of any Event of Default and at any time thereafter, Lender may exercise any one or more of the following rights and remedies, in addition to any other rights or mendies provided by law:

Accelerate Indebtedness. Lender shall have the right at its option without notice to Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty which Grantor would be required to pay.

Collect Rents. Lender shall have the right, without notice to Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender may require any tenant or other user of the Property to make payments of rent or use fees directly to Lender. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. The receiver may serve without bond if permitted by law. Lender's right to the appointment of a receiver shall exist whether or not the apparent value of the Property exceeds the Indebtedness by a substantial amount. Employment by Lender shall not disqualify a person from serving as a receiver.

Other Remedies. Lender shall have all other rights and remedies provided in this Assignment or the Note or by law.

Walver; Election of Remedies. A waiver by any party of a breach of a provision of this Assignment shall not constitute a waiver of or prejudice the party's rights otherwise to demand strict compliance with that provision or any other provision. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or take action to perform an obligation of Grantor under this Assignment after failure of Grantor to perform shall not affect Lender's right to declare a default and exercise its remedies under this Assignment.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Assignment, Lender shall be entitled to recover attorneys' fees at trial and on any appeal. Whether or not any court action is involved, all reasonable expenses incurred by Lender that in Lander's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest from the date of expenditure until repaid at the Note rate. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses whether or not there is a lawsuit, including attorneys' fees for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, and title insurance, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Assignment:

Amendments. This Assignment, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Assignment. No alteration of or amendment to this Assignment shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Applicable Law. This Assignment has been delivered to Lender and accepted by Lender in the State of Oregon. This Assignment shall be governed by and construed in accordance with the laws of the State of Oregon.

No Modification. Grantor shall not enter into any agreement with the holder of any mortgage, deed of trust, or other security agreement which has priority over this Assignment by which that agreement is modified, amended, extended, or renewed without the prior written consent of Lender. Grantor shall neither request nor accept any future advances under any such security agreement without the prior written consent of

- Severability. If a court of competent jurisdiction finds any provision of this Assignment to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Assignment in all other respects shall remain valid and enforceable.
- Successors and Assigns. Subject to the limitations stated in this Assignment on transfer of Grantor's Interest, this Assignment shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Assignment and the Indebtedness by way of col forbearance or extension without releasing Grantor from the obligations of this Assignment or #ability under the Indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Assignment.

Charles Castamarana Contraction and the Walver of Homestead Exemption. Grantor hereby releases and walves all rights and benefits of the homestead exemption laws of the State) of Oregon as to all Indebtedness secured by this Assignment.

- Walvers and Consents. Lender shall not be deemed to have waived any rights under this Assignment (or under the Related Documents) unless such waiver is in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by any party of a provision of the Assignment shall not constitute a waiver of or prejudice the party of a provision of the Assignment shall not constitute a waiver of or prejudice the party of the provision of the Assignment shall not constitute a waiver of or prejudice the party of the party otherwise to demand strict compliance with that provision or any other provision. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or any of Grantor's obligations as to any future transactions. Whenever consent by Lender is required in this Assignment, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent Instances where such consent is required.
- GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT OF RENTS, AND GRANTOR AGREES TO ITS. TERMS:10\001823 (Confining)

GRANTOR 304

(Continued)

proceeding, provided that Granics gives Lender witten notice of such claim and franches reported or a duraty band to the craim call special to

Evertic Affecting Guarantor. Any of the prededing events excuse with respect to any Guarantor of the fine time free interest or such Guarantor date or becomes i scompatent. Legislar, at its oppos, new, but shell not be required to, permit the Guarantor extension assume arrandomily the obtains assume that the arrange of contrast the guaranty in a manner satisfactory to comes, such in doing so, other the first of Denote.

Insecurity, Lurdon in ocean faith dearns iteal insecurity

more of the force by rights and repredies, in addition to any other rights or projected projected ay last. BIGHTS AND REMED ES ON CEFAULT. Upon the occurrence of any Event of Delsink and at any "instrumenter, London max exercise any one of

and parelin, including any innonyment pensally which Cranks would be required to pay. Accessing to an block that the band have businessed to come with contradents that have the same further as a mention due

rights under this schoplagrich either in person, by agent, or findugh a received Conter and to respect to same and collect the promeds. Preparant, by fewers as alternated to secret as reported a consider demand show the collection of the collection to the collection by the many many interests the collection of the collection to the collection may regate any lanant or other user of the Property to make payments of tentre loss described to Lender. It has been are conscribed to the Control from Control f Cotted Benth, Lender shas have the eight, without notice to the along the take proceeding the feet and the result in particular and in particular and apply fire not precedule and above Landolfs deals, eight the advanced of the right London Landolfs deals, eight the advanced of the right London

Landers, light to the appointment of a receiver shall odd, whether of the the apparant habe of the Process and indebtaches by a substantial amount. Employment by Lender shall not dequality a percon from sativing as a receiver. Appoint Receiver. Limiter shall have the right to have a receiver expecting to this persentent of the any part of the Property with the acres to protect and preserve the Froperty for the Property preserve to the analysis from the Receiver and mappy the processor, over and above the cost of the receivership, against the indebted sets. The receivers without bond it permand by tall indepted to the receivership, against the indepted sets in the receivership and mappy the processor, over and above the cost of the receivership, against the indepted sets. The receivership is the receivership against the indepted sets in the receivership and mappy the receivership in the receivership i

Other Rimmediae. Londor shall have all other rights and remedies providing in the Assignment of the Host of by low

Assignment after follows of Grants to perfect shall not after Londer's hydrocitecing a related and courses the composite areas this Assignment the puritys rights criterwise to beneared solid compliance with that pro-searce and client provision. Election hydrorder to buildle any remarks from excellent or precisit of one other remark, and an discrimite motor excellents or this asker to perform in chilosology of Grantz miss accommission of the remark, and an discrimite motor excellents or this asker to perform in chilosology of Grantz miss and Walvery Electrols of Remedies. A wayer by any party of a breach of a provisional first Accidement shall not consider a symbol of or high accident

payone on admind and their bow interest from the order of expanditure until implied at the index and uncome in pay a maintenance interest of expanditure until implied at the index are according toward by this participate from the find of the index and index and index are also as a leavest, indexed the index are also are according to the indexed and indexed to the indexed and indexed and indexed to the indexed and indexed a renders crimed are executive and colary to the protection of its interest or the empires and colars and expense a part of the indeed sharing the colars of the colars of the indeed sharing the colars of the col Attorneys, Fuest, Expenses, it tender explaines any autilist scriptor to enforce any of the lemis of plannership, Lindonished by enforce to

MISCELLANEOUS PROVISIONS, The following mecebanbous provisions and a pail of the Ascipning in

the party of parties sought to be charged of bottob by the alteration or amoritomout Amendments. This Assignment, together with any Rollded Cocuments, constitute for solds unders teaming and egreement of the parties as to the matters set toys in this Assignment and Personal Industrial and signed by

se poverned by and construed in eccordance with the laws of the State of Oregon, Applicable Law. This Assignment has been delivered to Londer and ecospies by Lender in the State of Gragon. This Assignment shap

LASER PRO, Reg. U.S. Pat. & T.M. Off., Ver. 3.16d (c) 1894 CF] ProServices, Inc., All rights reserved, [OR.-Q14 THOMPSONLIN C1.0VL] has privily over this Assignment by which that agreement is modified, americad, extended, or redewed, without the paid willied obligant of No Medalization. Granter shall and enter into any agreement with the holder of any decripage, deed of aust, or other security agreement which

this was 4g damand sinct compliance with that crowing or dray close provision. No prior yeavy reflect and Grantor, short densitude a wayter of any of thirder's rights or usy of Grantor's obtained a transfer of the granting of such consent by Library or any of the granting of such consent by Library or any or	a fix you are not will conside o, detrice persons
CONITY OF THE WAY AND A SECURED OF THE WAY STANDS OF THE WAY SHOW SING CONTROL OF THE WAY THE	OFFICIAL SEAL REBECCA K. CLINTON AUTARY PUBLIC-OREGON
On this day before me, the undersigned Notary Public, personally appeared James L'Thompson Individual described in and who executed the Assignment of Rents, and acknowledged that he or individual described in and who executed the Assignment of Rents, and acknowledged that he or individual described in and who executed the Assignment of Rents, and acknowledged that he or individual described in and process and purposes therein mentioned. I see that the organization of the control of	ticka Jim L. Thompson, to me known to be the she signed the Assignment as histor her free and particular parameters and proper parameters and property and the second parameters and the second parameters are a second parameters.
Noticy Public in and for the State of OREGON 12 SOA DOS 200 My commission expire	6 5/19/19 7 Sub adigo but baraca to

01-12-1994 LOSI NO/301953 ASSIGNMENT OF RENTS (Continued)

3287

EXHIBIT A

PARCEL 1:

A TRACT OF LAND SITUATE IN LOT 4, BLOCK 6, TRACT 1080, WASHBURN PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 4 WHICH BEARS NORTH 0 DEGREES 04' 50" EAST A DISTANCE OF 51.29 FEET FROM THE IRON PIN MARKING THE SOUTHEAST CORNER OF SAID LOT 4; THENCE WEST A DISTANCE OF 249.36 FEET TO A POINT; THENCE NORTH 0 DEGREES 09' 45" EAST A DISTANCE OF 379.06 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 4; THENCE SOUTH 89 DEGREES 55' 10" EAST A DISTANCE OF 248.82 FEET TO THE IRON PIN MARKING THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 0 DEGREES 04' 50" WEST ALONG SAID EAST LINE OF LOT 4 A DISTANCE OF 378.71 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND SITUATED IN LOTS 4 AND 5, BLOCK 6, TRACT 1080, WASHBURN PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST CORNER COMMON TO SAID LOTS 4 AND 5; THENCE SOUTH 00 DEGREES 04' 50" WEST, ALONG THE WESTERLY LINE OF WASHBURN WAY, 123.71 FEET; THENCE WEST 249.61 FEET; THENCE NORTH 00 DEGREES 09' 45" EAST 175.00 FEET; THENCE EAST .249.36 FEET TO SAID WESTERLY LINE OF WASHBURN WAY; THENCE SOUTH 00 DEGREES 04' 50" WEST 51.29 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRE (43,600 SQUARE FEET) WITH BEARINGS BASED ON THE SUBDIVISION PLAT OF SAID TRACT 1030, WASHBURN PARK.

PARCEL 3:

LOT 3, BLOCK 5, TRACT 1080, WASHBURN PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 4:

THE SOUTHERLY 220 FEET OF LOT 3 IN BLOCK 6 OF TRACT 1080, WASHBURN PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

9

STATE OF OREGON: COUNTY OF KLAMATH: ss.

	1.00	Alleria Nella							建物的设置)_/41 Mag/		
File	d for	record a	it request				tle co				28th		ay
of.	A	Jan	अन्तराज्ञी होते प्रस्ता	_ A.D., 19	94 at	3:33	o'clock	PM	i. and du	y recorded	in Vol	M94	<u> </u>
	407.5			of	. Part - Eller - Albert - Martin - Eller - El	rtgager	17-11-11-11-11-11-11-11-11-11-11-11-11-1	翻起说,他没一样这个这么可能够多	3284	entransfer to a 100 for the control of the	11.5	Principal Control Control of the Control	ete Gal
900						Start Mari		and the second of the second			erk		
CD		\$30.00						B. CO.	remm	County C	<i>i.</i> /	1200	