

MTC 35076

## ASSIGNMENT OF LEASE

Until a change is requested, all  
tax statements shall be sent to:

Dwayne and Audrey Young  
P.O. Box 222  
Crescent, OR 97733

After recording return to:

Bend Title Co.  
1195 N.W. Wall Street  
Bend, OR. 97701  
SR-14254-JJ

LANDLORD: CLYDA JONES  
TENANT: U.S. POSTAL SERVICE  
LANDLORD ASSIGNEE: ELIZABETH SNYDER  
TENANT ASSIGNEE: YOUNG'S CUT STOCK, INC.

1. In consideration of the sum of TWENTY-SEVEN THOUSAND THREE HUNDRED FORTY DOLLARS (\$27,340) paid by YOUNG'S CUT STOCK, INC., ELIZABETH SNYDER assigns to YOUNG'S CUT STOCK, INC. all of Landlord's right, title and interest in a Lease between Landlord and Tenant dated August 6, 1992, and in the real property described below:

Lots 1, 2, 3 and 4 in Block 38 of CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

2. SNYDER warrants that:

2.1 The Lease is in full force and effect;

2.2 The Lease is not in default;

2.3 Landlord has fully performed all of Landlord's obligations under the Lease prior to the date of this Assignment;

2.4 SNYDER is the assignee of Landlord's interest in the Lease; and

2.5 Landlord Assignee's interest in the Lease is evidenced by a Certificate of Transfer of Title to Leased Property, Exhibit A attached.

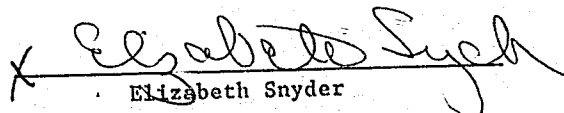
3. Landlord shall take whatever steps are reasonably necessary to assist in the transfer of the Lease, including requesting the U.S. Postal Service to issue a new lease or rental payment authorization to YOUNG'S CUT STOCK, INC.

4. Landlord indemnifies and holds YOUNG'S CUT STOCK, INC. harmless from any and all claims, actions or obligations relating to the Lease and the real property prior to the date of this Assignment.

5. This Assignment shall pass the rights of possession and the rights and obligations of the Lease except the payment of rent immediately to YOUNG'S CUT STOCK, INC. Landlord shall be entitled to receive the rent for the month of April 1995 and May 1995. Commencing June 1995, all rental payments shall be the property of YOUNG'S CUT STOCK, INC.

6. If suit or action is instituted to enforce any of the provisions of this Assignment of Lease, the prevailing party shall be entitled to recover from the other party such sums as the Court may adjudge reasonable as attorneys' fees at trial or on appeal in such suit or action in addition to all other sums provided by statute.

DATED this 19 day of April, 1995.

X   
Elizabeth Snyder

2 - Assignment of Lease

The undersigned accepts the rights and obligations of the above-described Lease.

YOUNG'S CUT STOCK, INC.

BY: [Signature]

President

FORM No. 24—ACKNOWLEDGMENT—CORPORATION.

STEVEN-NESSE LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Deschutes }  
before me appeared Dwayne Young

ss.

On this 20th day of April, 1995,

and

both to me personally known, who being

duly sworn, did say that he, the said Dwayne Young

is the President, and he, the said

is the Secretary

of Young's Cut Stock, Inc.

the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board of Directors, and Dwayne Young and

acknowledge said instrument to be the free act and deed of said Corporation.

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



[Signature]  
Notary Public for Oregon.

My Commission expires

# CERTIFICATE OF TRANSFER OF TITLE TO LEASED PROPERTY

TO THE POSTMASTER GENERAL:

THIS IS TO CERTIFY that the premises now occupied by the U.S. Postal Service and known as \_\_\_\_\_  
 Main Postal Facility \_\_\_\_\_, and located at \_\_\_\_\_ Corner of Jones & Main \_\_\_\_\_ Crescent \_\_\_\_\_  
 Oregon \_\_\_\_\_ 97733-9998 \_\_\_\_\_, by virtue of a lease dated \_\_\_\_\_ September 22, 1987 \_\_\_\_\_, and  
 recorded in volume \_\_\_\_\_ H88 \_\_\_\_\_, Page \_\_\_\_\_ 2940 \_\_\_\_\_ of the land records of \_\_\_\_\_ KLAMATH \_\_\_\_\_ County,  
 State of \_\_\_\_\_ OREGON \_\_\_\_\_, have been sold and transferred, with  
 all the rights, rents, and easements thereunto belonging or appertaining and that TITLE therefore passed to  
 \_\_\_\_\_ Elizabeth A Snyder \_\_\_\_\_  
 \_\_\_\_\_ 2553 N.E. Linden Ave \_\_\_\_\_, \_\_\_\_\_ Gresham \_\_\_\_\_, OR \_\_\_\_\_  
 \_\_\_\_\_ 97030 \_\_\_\_\_, hereinafter called "grantee", by a good and sufficient deed dated \_\_\_\_\_ May \_\_\_\_\_  
 \_\_\_\_\_ 11 \_\_\_\_\_, 19 \_\_\_\_\_ 93 \_\_\_\_\_, and that the said lease for the premises herein described has been duly assigned to the  
 grantee, and that all rents for the said premises which become due from and after the first day of the first  
 month thereafter following the date of execution of this instrument shall be paid to the above named grantee.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

Joanne E. Jaylor

DECEASED - SEE ATTACHED CERTIFICATE (SEAL)  
 RAY B JONES (Grantor)

Kathleen B. Blankenship  
 (Two witnesses are required)

Clyda Jones (SEAL)  
 CLYDA JONES (Grantor)

GRANTEE CONFIRMATION this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

Joanne E. Jaylor

Elizabeth A Snyder (SEAL)  
 (Grantee)

Kathleen B. Blankenship  
 (Two witnesses are required)

\_\_\_\_\_ (SEAL)  
 (Grantee)

54-60-2335  
 (Grantee's Federal ID No. or Social Security No.)

\_\_\_\_\_ (SEAL)

PS Form 7461, July 1988

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ Mountain Title Co \_\_\_\_\_ the \_\_\_\_\_ 21st \_\_\_\_\_ day  
 of \_\_\_\_\_ April \_\_\_\_\_ A.D., 1995 \_\_\_\_\_ at \_\_\_\_\_ 3:54 \_\_\_\_\_ o'clock \_\_\_\_\_ P \_\_\_\_\_ M., and duly recorded in Vol. \_\_\_\_\_ M95  
 of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page \_\_\_\_\_ 10208 \_\_\_\_\_

FEE \$45.00

Bernetha O. Letsch, County Clerk  
Bernetha O. Letsch