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Prepared and drafted by and
after recording, return to:

Martha Feltenstein, Esq.
Skadden, Arps, Slate, Meagher & Flom
919 Third Avenue
New York, New York 10022

ASSIGNMENT OF MORTGAGE
COLLATERAL SECURITY DOCUMENTS

from

LXP FUNDING CORP.,
as Assignor

to

LASALLE NATIONAL BANK,
as Assignee

Dated as of May 19, 1995

ASSIGNMENT OF MORTGAGE COLLATERAL SECURITY DOCUMENTS
(Depositor to Trustee)

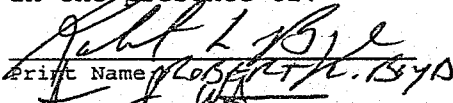
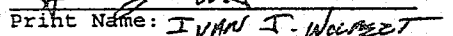
THIS ASSIGNMENT OF MORTGAGE COLLATERAL SECURITY DOCUMENTS, dated as of May 19, 1995, made by LXP FUNDING CORP., a Delaware corporation, having an address at 355 Lexington Avenue, 14th Floor, New York, New York 10017 ("Assignor"), in favor of LASALLE NATIONAL BANK, a nationally chartered bank, having an address at 135 S. LaSalle Street, Chicago, Illinois 60603 ("Assignee").

KNOW, THAT Assignor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Assignee, hereby assigns unto Assignee all of the Assignor's right, title and interest in and to the mortgage collateral security documents described in Exhibit A, annexed hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Assignee and to Assignee's successors, legal representatives and assigns forever.

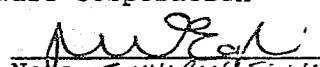
IN WITNESS WHEREOF, Assignor has duly executed this Assignment as of the date and year first above written.

Signed and acknowledged
in the presence of:


Print Name: ROBERT L. BYRD

Print Name: IVAN T. WOLCOTT

LXP FUNDING CORP., a
Delaware corporation

By:


Name: T. WILSON EGLIN
Title: VP

STATE OF NEW YORK)
) ss.
 COUNTY OF NEW YORK)

On this 19th day of May, 1995, before me, the undersigned officer, personally appeared T. Wilson Eglin, personally known to me and, upon oath, did depose and say that he resides at 355 Lexington Avenue, New York, New York, that he is the Vice President of LXP FUNDING CORP., a Delaware corporation (the "Corporation"), and that as such officer, being duly authorized to do so pursuant to its by-laws or a resolution of its board of directors, executed and acknowledged the foregoing instrument on behalf of the Corporation for the purposes therein contained, by signing the name of the Corporation by himself as such officer as his free and voluntary act and deed and the free and voluntary act and deed of said Corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Sara M. Smarr
 Notary Public
 State of NY

NOTARIAL SEAL

My Commission Expires:

SARA M. SMARR
 Notary Public, State of New York
 No. 31-4369350
 Qualified in New York County
 Commission Expires July 16, 1996

ASSIGNMENT OF MORTGAGE COLLATERAL SECURITY DOCUMENTS
(Depositor to Trustee)
for Klamath County, Oregon

EXHIBIT A

Indenture of Mortgage, Deed of Trust, Security Agreement, Financing Statement, Fixture Filing and Assignment of Leases, Rents and Security Deposits, dated as of May 19, 1995, by LXP I, L.P. and LXP II, L.P., each as grantor, to First American Title Insurance Company, as trustee, for the benefit of Lexington Mortgage Company and Pacific Mutual Life Insurance Company, each as beneficiary, recorded in Liber/Deed Book M95 at Folio/Page 13294 in Klamath County, as assigned to LXP Funding Corp. pursuant to that certain Assignment of Mortgage Collateral Security Documents, dated as of May 19, 1995, recorded immediately prior hereto in Liber/Deed Book M95 at Folio/Page 13529 in Klamath County.

Assignment of Leases, Rents and Security Deposits, dated as of May 19, 1995, between LXP I, L.P. and LXP II, L.P., each as assignor, and Lexington Mortgage Company and Pacific Mutual Life Insurance Company, each as assignee, recorded in Liber/Deed Book M95 at Folio/Page 13490 in Klamath County, as assigned to LXP Funding Corp. pursuant to that certain Assignment of Mortgage Collateral Security Documents, dated as of May 19, 1995, recorded immediately prior hereto in Liber/Deed Book M95 at Folio/Page 13529 in Klamath County.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 22nd day
of May A.D., 19 95 at 1:16 o'clock P M., and duly recorded in Vol. M95
of Mortgages on Page 13535

FEE \$25.00

Bernetha G. Letsch, County Clerk
By [Signature]