

AFTER RECORDING RETURN TO:

Dr. Barbara Tomasi
P.O. Box 179
Hailey, Idaho 83333

ATC # 05843664

ASSIGNMENT OF LEASE - OPTION TO PURCHASE

I, William T. Cuddy III, (Assignor), make the following assignment to Dr. Barbara Tomasi, (Assignee).

BACKGROUND

1. Assignor was assigned a Lease - Option to Purchase Agreement (Lease Option) for that real property more particularly described below. The assignment was made to Assignor on June 30, 1995, by the Assignor's father, William T. Cuddy Jr.
2. The Lease Option provides a lease for a term of five years commencing on February 17, 1993, and terminating on February 16, 1998. The Lease Option further provides an option to purchase real property under terms set forth in that agreement. The option also expires on February 16, 1998.
3. Assignor desires to assign all of his right, title, and interest in the Lease Option to Assignee. Assignee desires to assume all rights, liabilities, and duties of the Assignor in the Lease Option.

Now therefore, for the consideration set forth below, the parties agree to the following:

1. Consideration: The consideration for this assignment is TEN DOLLARS, and the mutual covenants contained within this assignment.
2. Assignment: Assignor does assign to Assignee the Lease Option dated February 17, 1998, made between James A. Mittan and Marie H. Mittan (Lessors), and William T. Cuddy Jr. (Lessee). The Lease Option is recorded in Klamath County, Oregon, in Vol. M93, Page 3414.
3. Real Property: The real property subject to the Lease Option is described as:

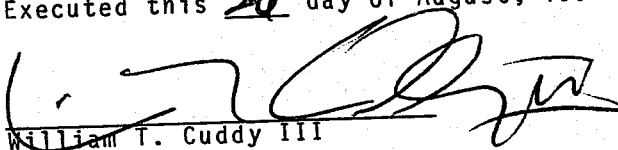
The Easterly rectangular one-half of Lots 5 and 6, Block 29, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.
4. Duration: Assignee, and all successors and assigns of assignee, shall have the Lease Option during all of the remainder of the term of the lease and any renewals.
5. Indemnity: Assignee agrees to indemnify, hold harmless, and defend, at

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defend Assignor for any claims for commissions due to VIP Real Estate, Inc., or its agents, and for any and all work or materials performed by any mechanic or supplied by any materialman to the property, except for house cleaning ordered by Assignor.

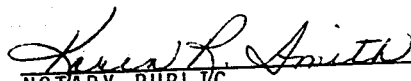
6. Recording: Upon receipt of this assignment, Assignee shall execute her signature on the line provided and record this instrument in the county and state of the real property.

Executed this 28th day of August, 1995:



William T. Cuddy III

Subscribed and sworn to me this 28th day of August, 1995:




NOTARY PUBLIC
Benton City, Washington
My commission expires: 10-15-95

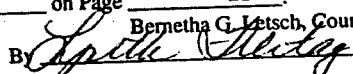
Accepted this 30 day of Aug., 1995:


Dr. Barbara Tomasi

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 31st day
of Aug A.D., 19 95 at 3:50 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 23673

FEE \$35.00

By 
Bernetha G. Letsch, County Clerk