

ASSIGNMENT OF LAND SALE CONTRACT BY VENDORDATE: 01/29/96

PARTIES: NANCY L. FROEMKE
2824 Biehn Street
Klamath Falls, Oregon 97601

ASSIGNOR

NANCY L. FROEMKE, TRUSTEE
OF THE NANCY L. FROEMKE
REVOCABLE LIVING TRUST
2824 Biehn Street
Klamath Falls, Oregon 97601

ASSIGNEE

RECITALS:

A. Assignor holds fee simple title to the following described real property on Exhibits A & C, which property is hereinafter referred to as the "Property".

B. Assignor has sold the Property under terms of a Land Sale Contract dated 12th day of July, 1995, between Assignor as seller, and Lakeside Mobile Home & R.V. Park, Inc. an Oregon Corporation, as purchaser, a memorandum of which was recorded on the 12th day of July, 1995, in M95 on page 18102, official deed records of Klamath County, Oregon.

C. Assignor desires to assign the Contract to Assignee and Assignee desires to acquire the Contract on the terms and conditions set forth below.

AGREEMENT:

1. ASSIGNMENT. Assignor hereby assigns her interest in the Contract to Assignee.
2. COVENANTS. Assignor covenants that the Contract is not in default.
3. ASSIGNEE ASSUMPTION. Assignee hereby assumes the vendor's obligations under the Contract and agree to defend, indemnify and hold Assignor harmless therefrom.
4. CONSIDERATION. The true and actual consideration paid for this Assignment is \$-0-.
5. ATTORNEY FEES. In the event action is brought to enforce any term of this Assignment, the prevailing party shall recover from the losing party reasonable attorney

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fees incurred in such action, as set by the trial court and, in the event of an appeal, as set by the appellate courts.

ASSIGNOR:

Nancy L. Froemke
NANCY L. FROEMKE

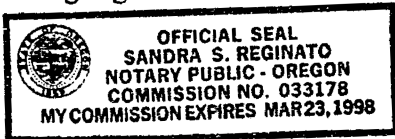
ASSIGNEES:

Nancy L. Froemke
NANCY L. FROEMKE, TRUSTEE OF
THE NANCY L. FROEMKE
REVOCABLE LIVING TRUST

By: _____

STATE OF OREGON)
)ss.
County of Klamath)

Personally appeared the within named NANCY L. FROEMKE and acknowledged the foregoing instrument to be her voluntary act and deed.



Sandra S. Reginato
NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

STATE OF OREGON)
)ss.
County of Klamath)

Personally appeared the within named NANCY L. FROEMKE, Trustee of the Nancy L. Froemke Revocable Living Trust and acknowledged the foregoing instrument to be her voluntary act and deed.



Sandra S. Reginato
NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

AFTER RECORDING RETURN TO:

JERRY M. MOLATORE
426 MAIN STREET
KLAMATH FALLS, OREGON 97601

PARCEL TWO

Beginning at a point on the Westerly right of way line of the Old Dalles-California Highway which bears N. 89°42' W. 770.8 feet; thence S. 6°2' W. 343.1 feet from 1/4 corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; thence along Westerly line of highway S. 6°2' W. 575.3 feet; thence S. 16°26' W. 73.8 feet; thence N. 89°42' W. 475.4 feet; thence along the forty line N. 2°32' E. 643.8 feet; thence S. 89°42' E. 528.4 feet to the place of beginning, being a portion of the NE¼NW¼ of Section 18, Township 38 South, Range 9 East of the Willamette Meridian.

EXCEPTING therefrom that portion lying Westerly of the Oregon State Highway described in Volume 272 on page 92, Deed records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING that portion lying within the boundaries of the Oregon State Highway as described in Volume 135 page 571, Deed Records of Klamath County, Oregon.

Subject to reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

EXHIBIT "A"

Parcel Three:

A tract of land lying in the NE¼NW¼ of Section 18, Township 38 South, Range 9 E.W.M., more particularly described as follows: Beginning at a point on the Easterly right of way line of the Dalles-California Highway, which bears N. 89°42' W. a distance of 710.5 feet and thence S. 6°02' W. a distance of 309.1 feet from the quarter corner common to Section 7 and 18, Township 38 South, Range 9 E.W.M., and running thence: S 89°09' E. a distance of 300 feet to a point; thence S. 6°02' W. a distance of 145.9 feet to a point; thence N. 89°09' W. a distance of 300 feet to a point on the Easterly right of way line of the Dalles-California Highway; thence, following the Easterly right of way line to the Dalles-California Highway, North 6°02' E. a distance of 145.9 feet to the point of beginning.

EXHIBIT "C"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jerry Molatore the 30th day
 of Jan A.D., 19 96 at 3:27 o'clock P M., and duly recorded in Vol. M96,
 of Deeds on Page 2682

FEE \$45.00

Bernetha G. Letsch, County Clerk
 By *Bernetha G. Letsch*