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ASSIGNMENT OF LAND SALE CONTRACT BY VENDOR

DATE: Feb 6 1996

PARTIES: Bruce A. Froemke
2824 Biehn Street
Klamath Falls, Oregon 97601

ASSIGNOR

Bruce Froemke, Trustee of the
Bruce 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 located in Klamath County, State of Oregon, legally described as follows:

Lot 26, Block 13 of STEWART, Klamath County, Oregon
which property is hereinafter referred to as the "Property".

B. Assignor is the owner of the Seller's interest under terms of a Real Estate Contract of Sale dated 5th day of February, 1992, between Pelican Housing Inc., as seller, and John K. Mell and Marilyn J. Mell, husband and wife, as purchasers, which was recorded on the 2 day of Feb, 1996, in M96 on page 3233, official records of Klamath County, Oregon.

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

AGREEMENT:

1. ASSIGNMENT. Assignor hereby assigns its interest in the Contract to Assignee.

2. ASSIGNEE ASSUMPTION. Assignee hereby assumes Assignor's obligations under the Contract and agree to defend, indemnify and hold Assignor harmless therefrom.

3. CONSIDERATION. The true and actual consideration paid for this Assignment is none.

4. 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 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:

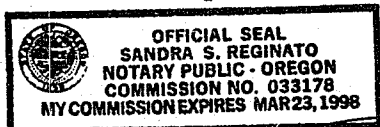
Bruce A. Froemke
BRUCE A. FROEMKE

ASSIGNEE:

Bruce A. Froemke
BRUCE A. FROEMKE, Trustee of
the Bruce Froemke Revocable
Living Trust

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me on the 6 day of February, 1996, Bruce A. Froemke, and acknowledged the foregoing instrument to be his voluntary act and deed.



Sandra S. Reginato
NOTARY PUBLIC FOR OREGON
My Commission Expires: 03/23/98

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me on the 6 day of February, 1996 the within named BRUCE FROEMKE, Trustee of the Bruce Froemke Revocable Living Trust and acknowledged the foregoing instrument to be his voluntary act and deed.



Sandra S. Reginato
NOTARY PUBLIC FOR OREGON
My Commission Expires: 03/23/98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jerry Molatore the 12th day
of Feb A.D., 19 96 at 9:34 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 3918.

FEE \$35.00

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