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ASSIGNMENT OF LEASE

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KNOW ALL MEN BY THESE PRESENTS, That Ruth Scopelite Neier and
Gene J. Neier

Assignor, for value received

hereby assigns unto Luke D. Klaja and Debbie Klaja

Assignee

the lessor/lessee (indicate which) interest in that certain lease made by Ruth Scopelite Neier
and Gene J. Neier and South Valley State Bank

in which

South Valley State Bank

is lessor/lessee (indicate which)

dated January 1, 1995 and covering the following described premises, to-wit:

Beginning at the Southwesterly corner of Lot 2, Block 47 in NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence Easterly on North line of Pine Street 44 feet; thence Northerly at right angles with Pine Street 110 feet, more or less, being a point which is the Northeast corner of the property herein; thence Westerly at right angles to Tenth Street 69 feet, more or less, to the East line of Ninth Street; thence Southerly along said East line of Ninth Street 110 feet, more or less, to the place of beginning, as shown by the duly recorded plat of said NICHOLS ADDITION to the City of Klamath Falls, Oregon.

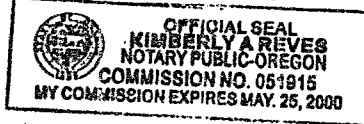
* See attached Exhibit "A" which is made a part hereof.

To Have and to Hold the same unto said Assignee and assigns from August 26, 1996, for all the rest of the term of said lease, subject to the covenants, conditions and provisions therein mentioned. The rents provided for in said lease are paid to and including September 1, 1996.

AND the Assignor hereby covenants that the interest in said lease hereby assigned is free from encumbrances.

In construing this assignment and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the assignor has executed this instrument on August 23, 1996; if a corporate assignor, it has been done by order of assignor's board of directors with its corporate seal affixed.



Ruth Scopelite Neier
Ruth Scopelite Neier
Gene J. Neier

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
August 23, 1996

Personally appeared the above named
Ruth Scopelite Neier and
Gene J. Neier

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/25/2000

STATE OF OREGON, County of) ss.
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Personally appeared and

who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

THIS LEASE is made this 16th day of December between Ruth Scopelite Weier (hereafter called "Lessor") and South Valley State Bank (hereafter called "Lessee") at Klamath Falls, Oregon.

I

LEASE

Subject to the following terms and conditions, Lessor hereby leases to Lessee that portion of land known as The Scopelite Parking Lot, located at the corner of Pine and Ninth Street (hereafter called "the Premises").

II

TERM

The term of this Lease shall be for a period of three years, commencing on January 1, 1995, and ending on December 31, 1997. ~~Lessee shall have the right to extend this lease for an additional three years, terms and conditions to be negotiated not less than 90 days prior to the expiration of this lease.~~

III

USES

The Premises shall be used solely as a parking lot and for no other purpose without the Lessor's written consent. Lessee shall not do, or permit to be done, anything about the Premises which is unlawful.

IV

RENT

Lessee shall pay rent to Lessor, installments equal to the amount of \$100.00 per month, payable on the first day of each month starting January 1, 1995. Lessee may pay installments in advance if desired.

V

LIABILITY FOR INJURY

Lessee shall keep and maintain in effect liability insurance in form and with a carrier satisfactory to Lessor and shall provide Lessor with proof of liability insurance.

IN WITNESS WHEREOF, the parties hereby have executed this instrument in duplicate at the place and on the day and year first above written.

LESSOR:

RUTH SCOPELITE NEIER

BY:

Ruth Scopelite Neier
Ruth Scopelite Neier
Lena J. Neier

LESSEE:

SOUTH VALLEY STATE BANK

BY:

Duane Bodtker
Duane Bodtker, Property Manager

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 26th day
of August A.D., 19 96 at 3:36 o'clock P.M., and duly recorded in Vol. M96,
of Deeds on Page 26382.

Bernetha G Letsch, County Clerk

FEE \$40.00

By *Cheryl Russell*