FORM No. 43-LEASE, ASSIGNMENT CP	AUC 26 P3:36
	anno (
23830	Vol_male_Page 26382
MTC 3929KA *	SSIGNMENT OF LEASE
	Ruth Scopelite Neier and
KNOW ALL MEN BY THESE PRESI	ENTS, That Ruth Scopelite Neier and
Gene O. Nerel	Assignor, for value received
hereby assigns untoLuke D. Klaja and	Debbe Klaja
	Assigned
he lessor / (indicate which) interest in t	hat certain lease made byRuth_Scopelite_Neier
and Gene J. Neier and South Val	hat certain lease made byRuth Scopelite Neier Lley State Bank in which
South Valley State Bank	* 1917-1917 / 8
lated January 1 19	
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Beginning at the Southwesterly corner of	of Lot 2, Block 47 in NICHOLS ADDITION to the City of
Mamaul Fails, Uregon: mence Easteriv	On North line of Pine Street 44 feat. thence
Northerly at right angles with Pine Stre	at 110 feet, more or less being a point which is
the inormeast corner of the property he	rein: inence Westerly at right angles to Tenth
Street by 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 hearing of chours by
ine duly recorded plat of said NICHOL	S ADDITION to the City of Klamath Falls, Oregon.
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* See attached Exhibit "A" which	sh is made a part hereof
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THIS LEASE is made this 16th day of December between Ruth Scopelite Neier (hereafter called "Lessor") and South Valley State Bank (hereafter called "Lessee") at Klamath Falls, Oregon.

26.383

EXHIBTT "A"

#### LEASE

Ι

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 Lesson shall have the right to extend this lease for and 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:

17

RUTH SCOPELITE NEIER

BY Ruch Scopelize Nei

LESSEE:

SOUTH VALLEY STATE BANK BY: VIIIme Duane Bodtker, Property Manager

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record	at request of	AmeriTitle	the6	<u>th</u> day
of August	A.D., 19	96 at 3:36	o'clock P_M., and duly recorded in Vo	1. <u>M96</u> ,
· · ·	of	Deeds	on Page26382	
	•••		Bernetha G Letsch, County Clerk	
FEE \$40.00			By <u>Clumpture</u>	<u>sull</u>