

## RELEASE OF ASSIGNMENT OF RENTS

## PARTIES:

*At:* South Valley Bank & Trust  
 formerly South Valley State Bank  
 801 Main Street  
 Klamath Falls, Oregon 97601

("Lender")

## AND:

Carlos Becerra and Sharon Becerra  
 3510 Pine Tree Drive  
 Klamath Falls, Oregon 97601

("Grantor")

## RECITALS:

A. In consideration of an extension of credit by the Lender to the Grantor, the Grantor executed and delivered to the Lender an Assignment of Rents, dated July 14, 1995, recorded on July 18, 1995 in Volume M95 at page 18524 Mortgage Records in the office of the Klamath County Clerk concerning the real property described in Exhibit A attached hereto.

B. The Grantor has satisfied their obligations under the extension of credit and have requested this Release of Assignment of Rents.

## RELEASE

For and in consideration of the satisfaction of the obligations under the extension of credit the Lender does hereby release the above mentioned Assignment of Rents and discharges the above mentioned real property from the claim thereof by the Lender.

SOUTH VALLEY BANK &amp; TRUST

By: *John F. Doty*

John F. Doty  
 Vice-President

STATE OF OREGON )

) ss. 14 April 1997

County of Klamath )

Personally appeared John F. Doty who, being duly sworn, stated he is Vice-President of South Valley Bank & Trust and that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed. Before me:



*Hal Sturgeon*  
 Notary Public for Oregon  
 My Commission expires: Nov. 16, 1999

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## EXHIBIT "A"

## PARCEL 1:

A tract of land situated in the S 1/2 of Sec. 1, T. 39 S., R. 9 E., Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin marking the Southeasterly corner of said Sec. 1; thence South 89 degrees 58' 30" West 1341.4 feet to a bolt in the center line of the State Highway 140 (was Hwy 66) as the same is now located and constructed over and across said Sec. 1; thence North 46 degrees 06' 30" West along the center line of said Highway 1380.4 feet; thence South 43 degrees 53' 30" West 30.00 feet to an iron pin on the Southerly right of way line of said highway; thence South 09 degrees 42' 00" West along the center line of a drain 402.5 feet; thence South 00 degrees 32' 30" West along the center line of said drain 72.6 feet; thence South 43 degrees 53' 30" West 20.0 feet to an iron pin; thence North 67 degrees 41' 30" West 410.0 feet to a 5/8 inch iron pin marking the true point of beginning of this description; thence North 23 degrees 42' 00" East 578.00 feet to a 5/8 inch iron pin on the new Southerly right of way line of said Highway; thence South 46 degrees 06' 30" East along said Southerly right of way line 52.43 feet to a 5/8 inch iron pin; thence South 16 degrees 27' 31" West 636.84 feet to a 5/8 inch iron pin; thence North 67 degrees 41' 30" West 91.66 feet to a 5/8 inch iron pin; thence North 03 degrees 21' 30" West 83.20 feet to the true point of beginning.

## PARCEL 2:

A piece or parcel of land situate in the S 1/2 of Sec. 1, T. 39 S., R. 9 E., Willamette Meridian, Klamath County, Oregon, more particularly described as follows: From the iron pin marking the Southeasterly corner of said Sec. 1, T. 39 S., R. 9 E., Willamette Meridian, Klamath County, Oregon, South 89 degrees 58 1/2' West 1341.4 feet to a bolt in the center line of the state highway designated as Oregon 66 as the same is now located and constructed over and across said Sec. 1; thence North 46 degrees 06 1/2' West along the center line of said highway 1380.4 feet; thence South 43 degrees 53 1/2' West 30.0 feet to an iron pin on the Southerly right of way line of said Highway 66 marking the point of beginning of this survey; thence South 9 degrees 42' West along the center line of a drain 402.5 feet to a point; thence South 0 degrees 32 1/2' West along the center line of said drain 72.6 feet to a point; thence South 43 degrees 53 1/2' West 20.0 feet to an iron pin; thence North 67 degrees 41 1/2' West 410.0 feet to an iron pin; thence North 23 degrees 42' East 592.9 feet to an iron pin on the said Southerly right of way line of said highway; thence South 46 degrees 06 1/2' East along said right of way line a distance of 310.0 feet, more or less, to the above mentioned point of beginning of this survey.

Also commencing at the most Southerly corner of the above described Parcel 2 and running thence North 67 degrees 41 1/2' West 410 feet to a point; thence South 3 degrees 21 1/2' East 83.2 feet to a 5/8" steel pin set in the ground; thence South 67 degrees 41 1/2' East 410 feet to a 3/4" iron pipe set in the ground; thence North 3 degrees 21 1/2' West 83.2 feet to the place of beginning.



## PAGE 2 OF EXHIBIT "A"

## EXCEPTING THEREFROM THE FOLLOWING:

A tract of land situated in the S 1/2 of Sec. 1, T. 39 S., R. 9 E., Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin marking the Southeasterly corner of said Sec. 1; thence South 89 degrees 58' 30" West 1341.4 feet to a bolt in the center line of the State Highway 140 (was Hwy 66) as the same is now located and constructed over and across said Sec. 1; thence North 46 degrees 06' 30" West along the center line of said Highway 1380.4 feet; thence South 43 degrees 53' 30" West 30.00 feet to an iron pin on the Southerly right of way line of said highway; thence South 09 degrees 42' 00" West along the center line of a drain 402.5 feet; thence South 00 degrees 32' 30" West along the center line of said drain 72.6 feet; thence South 43 degrees 53' 30" West 20.0 feet to an iron pin; thence North 67 degrees 41' 30" West 410.0 feet to a 5/8 inch iron pin marking the true point of beginning of this description; thence North 23 degrees 42' 00" East 578.00 feet to a 5/8 inch iron pin on the new Southerly right of way line of said Highway; thence South 46 degrees 06' 30" East along said Southerly right of way line 52.43 feet to a 5/8 inch iron pin; thence South 16 degrees 27' 31" West 636.84 feet to a 5/8 inch iron pin; thence North 67 degrees 41' 30" West 91.66 feet to a 5/8 inch iron pin; thence North 03 degrees 21' 30" West 83.20 feet to the true point of beginning.

## SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Interest of Klamath Water Users Association shown in Contract recorded January 6, 1906 in Mortgage Volume 7B, page 362, records of Klamath County, Oregon.
4. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property. Recorded: September 29, 1972, Volume M72, page 11070, Microfilm Records of Klamath County, Oregon.
5. Grant of Access from the State of Oregon, by and through its Department of Transportation, to Connie Whittemore, Lester L. and Noma Briggs, for access rights to the Southwesterly side of the relocated Klamath Falls - Lakeview Highway. Recorded in Volume m76, page 19077, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley Bank the 18th day  
of April A.D., 19 97 at 1:16 o'clock P.M. and duly recorded in Vol. M97  
of Mortgages on Page 11820

FEE \$20.00

Bernetha G. Letsch, County Clerk  
by Kathleen Ross