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After recording, please return to:
 Carol Chesnut
 Case Crest, Inc.
 P.O. Box 1215
 Redmond, OR 97756

99 MAR 17 AM 02

Vol. M99 Page 9316

MTC 1396-9782

ASSIGNMENT AND ASSUMPTION AGREEMENT

FOR VALUE RECEIVED, (i) R & R Vista, an Oregon partnership ("Assignor"), assigns, transfers and sets over to South Valley Bank & Trust ("Assignee"), all of Assignor's right, title and interest as of the Effective Time in the Acquired Purchase Contracts described in that certain Purchase Agreement dated as of February 25, 1999, between Assignor and Assignee ("Agreement"), and listed in the attached Schedule B; and (ii) Assignee hereby assumes and agrees to perform all obligations of Assignor under said contracts, which arise or mature after the Effective Time.

This Assignment and Assumption Agreement is executed pursuant to the Agreement, which contains warranties, rights and limitations with respect to the obligations assigned and assumed hereunder and which Agreement is incorporated herein by this reference. All capitalized terms in this instrument shall have the meanings set forth in the Agreement, unless separately defined herein.

DATED this 25th day of February, 1999.

South Valley Bank & Trust

R & R Vista

By: [Signature]
 Its: Vice President

By: [Signature]
 R. L. Wendt

By: [Signature]
 R. C. Wendt

STATE OF OREGON,

County of Klamath } ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 30 day of March, 1998, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named R. L. Wendt and R. C. Wendt as R & R Vista, known to me to be the identical individual S. described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Carol Chesnut
 Notary Public for Oregon
 My commission expires 3-11-02

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

280-

Schedule B
Exhibit A

OWNER		LEGAL DESCRIPTION	Running Resort PHASE	BOOK PAGE	DATE RECORDED
NUMBER	NAME				
70138	Nicholson	98	2	97-8387	3/21/98
70144	Anderson Builders	111	2	97-10775	4/11/97
70145	Anderson Builders	102	2	97-10778	4/11/97
70150	Semingson	173	2	97-15075	5/16/97
70170	Merman	110	2	97-22727	7/18/97
70173	Geisel	193	2	97-28447	8/29/97
70174	Johnston	189	3	97-28465	8/29/97
70180	Mirande	236	3	97-28441	8/29/97
70181	Mirande	250	3	97-28444	8/29/97
70189	Morrow	235	3	97-29942	9/12/97
70190	Webber	244	3	97-29167	9/5/97
70191	Hamilton	218	3	97-31487	9/26/97
70195	Miesch	269	3	97-29945	9/12/97
70211	Kraan	281	3	97-31476	9/26/97
70220	Rebagliati	228	3	97-34218	10/17/97
70221	Young	213	3	97-34215	10/17/97
70223	Konnegen	226	3	97-36959	11/7/97
70224	Dietz	276	3	97-36081	10/31/97
70225	King	230	3	97-36953	11/7/97
70226	King	231	3	97-36956	11/7/97
70227	Castano	270	3	97-38267	10/21/97
70232	Hailicka	200	3	98-8932	3/20/98
70233	Wade	263	3	98-11780	4/10/98
70242	Pinder	254	3	98-26126	7/7/98
70244	Gorman	286	3	98-21214	6/19/98
70250	Eggers	215	3	98-23437	7/2/98
70251	Espinoza	220	3	98-26115	7/17/98
70253	Hauptmann	214	3	98-26119	7/17/98
70254	McGuire	485	5	98-28007	7/31/98
70255	Heppner/Meilick	486	5	98-26123	7/17/98
70257	Lyall	488	5	98-28988	9/7/98
70258	Powley	484	5	98-26314	7/26/98
70259	Short	487	5	98-27140	7/26/98
70263	Lemons	232	3	98-28985	9/7/98
70265	Nasharr	579	5	98-30209	8/17/98
70266	Cornachione	216	3	98-30769	8/21/98
70267	Pike	240	3	98-30772	8/21/98
70269	Feldman	274	3	98-31618	8/28/98
70270	Glasgow	279	5	98-32630	9/4/98
70273	Geisel	492	5	98-33539	9/11/98
70276	Weatherhead	493	5	98-34311	9/18/98
70279	Phelps	540	5	98-33532	9/11/98

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 17th day
of March A.D., 1999 at 11:02 o'clock AM., and duly recorded in Vol. M99
of Mortgages on Page 9316.

FEE \$220.00

Linda Smith, County Clerk

by Kathleen Rosa