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Vol. M99 Page _____

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**ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF RENTS, AND SECURITY
AGREEMENT AND FIXTURE FILING AND ASSIGNMENT OF LEASES AND RENTS**

98 CG1- 198.

Jefferson Square Mall, Klamath Falls, Oregon - Loan No. 240832

THIS ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF RENTS, SECURITY
AGREEMENT, FIXTURE FILING AND ASSIGNMENT OF LEASES AND RENTS (this
"Assignment"), made and entered into as of May 4, 1998^①, is by COLUMN
FINANCIAL, INC., a Delaware corporation (hereinafter called "Assignor"), whose address is
3414 Peachtree Road, N.E., Suite 1140, Atlanta, Georgia, 30326-1113, in favor of
_____*_____*_____* (hereinafter called "Assignee"), with an office at
_____*_____*_____* ^{① To Be Effective As of 4/24/98}

W I T N E S S E T H:

WHEREAS, Column Financial, Inc., a Delaware corporation ("Assignor"), is the legal
and equitable owner and holder of that certain note dated May 1, 1998, made by Jefferson
Square of Klamath, L.L.C., an Oregon limited liability company, in the principal amount of
\$2,600,000.00 (the "Note"), which Note is secured by a Deed of Trust, Assignment of Rents,
Security Agreement and Fixture Filing (the "Deed of Trust") and Assignment of Leases and
Rents (the "Assignment of Leases"); and

WHEREAS, Assignor has simultaneously herewith endorsed the Note to
_____*_____*_____* ("Assignee") and the parties desire that the Deed
of Trust and Assignment of Leases be assigned to Assignee.

NOW THEREFORE, in consideration of the foregoing and other good and valuable
consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor does
hereby sell, assign, grant, transfer, set over and convey to Assignee, its successors and assigns,
the following documents:

- a) that certain Deed of Trust dated May 1, 1998, executed by
Jefferson Square of Klamath, L.L.C., and recorded as Instrument No. 57819 ^① of the
• Norwest Bank Minnesota, National Association, as trustee for the registered holders of DLJ Commercial
Mortgage Corp., Commercial Mortgage Pass-Through Certificates, Series 1998-CG1, 11000 Broken
Land Parkway, Columbia, MD 21044-3562

records of the County of Klamath, State of Oregon, encumbering certain improved real property (the "Property") situated in said County, as more particularly described on Exhibit A annexed hereto and made a part hereof; and Recorded 5/8/98, Vol. 1798 Page 15517

b) that certain Assignment of Leases and Rents dated May 1, 1998, executed by Jefferson Square of Klamath, L.L.C., and recorded as Instrument No. 57820 of the records of the County of Klamath, State of Oregon, assigning all existing and future leases and rents relating to the Property. Recorded 5/8/98, Vol. 1798 Page 15586

Together with the note, bond or other obligations described in said Deed of Trust and secured thereby and all of Assignor's right, title, and interest therein. To have and to hold the same unto the Assignee, its successors and assigns, forever.

This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

This Assignment shall be governed by and construed in accordance with the laws of the State of Oregon.

IN WITNESS WHEREOF, the undersigned has executed and delivered this instrument this 4th day of May, 1998. To Be Effective as of 6/24/98

Signed and delivered in the presence of:

[Signature]

COLUMN FINANCIAL, INC.,
a Delaware corporation

By:

[Signature]

Name: TVP FISHER

Title: Vice President

[ALL SIGNATURES MUST BE ACKNOWLEDGED]

EXHIBIT A

40788

LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

A parcel of land lying in the Northwest quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Starting at the Northwest corner of said Section 3; thence South 00°00'30" East along the Westerly boundary of said Section 3 and the centerline of Washburn Way 917.42 feet to the intersection with the present centerline of South Sixth Street, formerly known as The Dalles-California Highway, recorded bearing South 55°52'30" East, at Engineer's Station 9+17.42 on Washburn Way and Engineer's Station 16+14.87 on South Sixth Street; thence continuing South 00°00'30" East along said West line of Section 3 and the centerline of Washburn Way 48.32 feet to a point on the South boundary of South Sixth Street which is distant 40 feet at right angles from the centerline of South Sixth Street at Engineer's Station 16+41.99; thence South 55°52'30" East parallel to said centerline 463.02 feet to the true point of beginning of this description; thence from said true point of beginning continuing South 55°52'30" East 704.98 feet; thence at right angles thence from said true point of beginning continuing South 55°52'30" East parallel to South Sixth Street 145.00 feet; South 34°07'30" West 204.00 feet; thence South 55°52'30" East parallel to South Sixth Street 145.00 feet; thence at right angles South 34°07'30" West 183.80 feet to the Northerly right of way line of Oregon, California and Eastern Railroad; thence North 66°57'30" West along said line 982.11 feet to a point on the Easterly right of way line of Washburn Way which is 40.00 feet Easterly of the centerline of said Washburn Way, thence North 00°00'30" West along said right of way line 503.30 feet; thence South 55°52'30" East 306.22 feet; thence North 34°07'30" East 180.00 feet to the true point of beginning.

PARCEL 2:

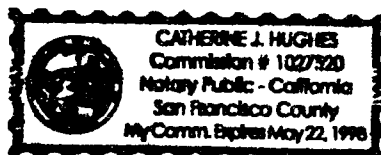
Easement as disclosed in Reciprocal Easement and Maintenance Agreement, recorded December 8, 1995, in Volume M96 page 33582, Deed Records of Klamath County, Oregon.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

40789

State of California
 County of San Francisco
 On 5/4/98 before me, Catherine J. Hughes
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared Top Fisher
Name(s) of Signer(s)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Catherine J. Hughes
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Rep: State of Oregon, County of Klamath
Recorded 10/14/99, at 9:22a.m.
In Vol M99 Page 40786
Linda Smith
County Clerk Fee \$ 30.00