

2006-024638

Klamath County, Oregon



00010876200600246380030037

12/13/2006 10:16:30 AM

Fee: \$31.00

ASSIGNMENT OF GROUND LEASE

KNOW ALL MEN BY THESE PRESENT, That MARY LOU TERRANOVA, TRUSTEE, TERRANOVA FAMILY 2005 TRUST U/T/A NOVEMBER 12, 2005, Assignor, hereby assigns unto CARLO G. TERRANOVA, an unmarried man, Assignee, CHARLES TERRANOVA AND MARY LOU TERRANOVA's interest, as Lessee, in that certain ground lease made by Swan Lake Moulding Company, an Oregon Corporation, as Lessor, and CHARLES TERRANOVA AND MARY LOU TERRANOVA, as Lessee, dated April 5, 2000 and covering the following described premises, to wit:

PARCEL 1:

Beginning at the Northwest corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, and running thence S00°00'30"E along the westerly boundary of Section 3, 977.8 feet, more or less, to its intersection with a line parallel with and fifty feet distant at right angles southwesterly from the center line of the South Sixth Street, as the same is now located and constructed; thence S55°52'30"E along said parallel line 1326.5 feet; thence at right angles to South Sixth Street S34°07'30"West 70 feet; thence S86°41'59"W 3.00 feet to Point "A" which is the True Point of Beginning for this property description; thence S55°52'30"E 72.46 feet; thence S34°07'30"W 122.23 feet; thence N55°52'30"W 72.46 feet; thence N34°07'30"E 122.23 feet to the True Point of Beginning.

The commercial building located at the following described premises under that certain ground lease, otherwise known as the leasehold improvements and more commonly known as:

2972 South Sixth Street
Klamath Falls, Oregon 97603

MAP NO: R-3909-003BC-01000-0A1

To Have and to Hold the same unto said Assignee and assigns from November 8, 2006 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 November 8, 2006.

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

In construing this Assignment of Ground Lease 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 November 11, 2006; if a corporate assignor, it has caused its name to be signed and its seal to be affixed by an officer or other person duly authorized to do so by its board of directors.

TERRANOVA FAMILY 2005 TRUST
DATED NOVEMBER 12, 2005

By Mary Lou Terranova
MARY LOU TERRANOVA
Trustee

State of California)
County of Los Angeles)

On November 11, 2006 before me, RICK L. SCHWARTZ, personally appeared MARY LOU TERRANOVA, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

(Seal)

Signature *Rick L. Schwartz*
RICK L. SCHWARTZ
Notary Public

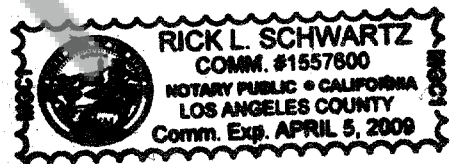
CAPACITY CLAIMED BY SIGNER

- () Individual
- () Corporate Officer(s) _____
Title(s)

() Partners

() Attorney-In-Fact (X) Trustee

() Subscribing Witness () Guardian/Conservator



SIGNER IS REPRESENTING
Name of Person or Entity(ies)

TERRANOVA FAMILY 2005 TRUST U/T/A NOVEMBER 12, 2005

THIS CERTIFICATE MUST BE
ATTACHED TO THE DOCUMENT
DESCRIBED AT RIGHT

Title or Type of Document:
Assignment of Ground Lease
Number of Pages: 3