

2008-005537

Klamath County, Oregon



00044327200800055370050059

04/16/2008 08:44:04 AM

Fee: \$51.00

DRAWN OUT OF STATE
WHEN RECORDED, RETURN TO:

WHEN RECORDED RETURN TO:
KC WILSON & ASSOCIATES
23232 PERALTA DR. STE. 119
LAGUNA HILLS, CA 92653

138 JPML 07 CIBC 20

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

Washburn Retail Center, Klamath Falls, OR

WHEREAS, CIBC INC., a Delaware corporation ("Assignor"), is the legal and equitable owner and holder of that certain note dated August 3, 2007, made by **WASHBURN II, LLC**, an Oregon limited liability company, and **AUTUMN THREE LLC**, an Oregon limited liability company, jointly and severally, as tenants in common (collectively, "Borrower"), in the principal amount of \$2,690,000.00 (the "Note"), which Note is secured by a Deed of Trust, Assignment of Leases and Rents and Security Agreement (the "Mortgage") and Assignment of Leases and Rents (the "Assignment of Leases"); and

WHEREAS, Assignor has simultaneously herewith endorsed the Note to _____ *See exhibit* ("Assignee") and the parties desire that the Mortgage 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 and Security Agreement dated August 3, 2007, executed by Borrower and recorded in Book ** Doc. 2007-013831*, page _____, of the records of the County of Klamath, State of Oregon, encumbering certain improved real property (the "Mortgaged Property") situated in said County, as more particularly described on Exhibit A annexed hereto and made a part hereof.

rec. 8/6/2007

ATLANTA:4913446.1

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Together with the note, bond or other obligations described in said Mortgage 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.

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IN WITNESS WHEREOF, the undersigned has executed and delivered this instrument as of Sept 24, 2007.

CIBC INC., a Delaware corporation

By: _____

Name: Todd Roth

Title: Authorized Signatory

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Copy

ACKNOWLEDGMENT

STATE OF NEW YORK)

COUNTY OF NEW YORK)

On September 24, 2007 before me personally appeared Todd Roth, who being duly sworn, stated that he/she is the Authorized Signatory, and acknowledged the foregoing instrument to be the voluntary act and deed of CIBC INC., a Delaware corporation, executed by authority of its bylaws.

Emidio Scarfo
(Signature of notarial officer)(Seal, if any)
(Print Name) Notary Public for _____
My commission

expires: _____

EMIDIO J. SCARFOGLIERO
NOTARY PUBLIC - STATE OF NEW YORK
NO. 01SC6080939
QUALIFIED IN SUFFOLK COUNTY
MY COMMISSION EXPIRES SEPT. 23, 2010

Unofficial
Copy

Exhibit B

Assignee Name and Address

Loan number: 1382007CIBC20
Property: Washburn Retail Center

Assignee Name: Wells Fargo Bank, N.A., as trustee of the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-CIBC20, Commercial Mortgage Pass-Through Certificates, Series 2007-CIBC20

Assignee Address: Wells Fargo Bank, N.A.
CMBS Department
1055 10th Avenue SE
Minneapolis, MN 55414

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