

2010-012439

Klamath County, Oregon



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10/21/2010 03:21:35 PM

Fee: \$52.00

AFTER RECORDING, RETURN TO:

Tarlow Naito & Summers, LLP

150 SW Harrison St., Suite 200

Portland OR 97201

Attention: Debbie Pastori, Paralegal

1st courtesy

Recording Cover Sheet

Name(s) of document(s):

Assignment and Assumption Agreement

Name of the parties:

Assignor: Robert J. Sullivan PC

Assignee: Columbia Community Bank

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ASSIGNMENT AND ASSUMPTION AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT, dated as of October 5, 2010, is executed by and between ROBERT J. SULLIVAN PC, an Oregon professional corporation ("Assignor") and COLUMBIA COMMUNITY BANK ("Assignee").

Section 1. Assignment. Assignor hereby grants, sells, assigns and transfers without recourse or warranty, whether express or implied, except as expressly set forth in Section 1 of that certain Release and Settlement Agreement dated as of October 5, 2010, between Assignor and Assignee, all of Assignor's right, title and interest in, to and arising under (a) the Obligations (defined in the Deed of Trust) up to \$200,000; (b) that certain Deed of Trust dated as of March 19, 2009, executed by Northwest Capital - 06, LLC for the benefit of Assignor, as Beneficiary, and recorded on March 19, 2009 in Volume 2009, page 3964 of Records of Klamath County, Oregon (the "Deed of Trust").

Section 2. Assumption. Assignee hereby assumes and promises to perform in accordance with the terms thereof each and all of the duties and obligations of the Assignor arising from, in connection with, in respect of or under the Deed of Trust.

Section 3. Governing Law. This Assignment and Assumption Agreement shall be governed by and interpreted in accordance with the laws of the State of Oregon and shall be binding upon and shall inure to the benefit of the parties and their successors and assigns.

Section 4. Successors and Assigns. This Assignment and Assumption Agreement shall be binding upon the parties and their successors and assigns.

IN WITNESS WHEREOF, the parties have executed and delivered this Assignment and Assumption Agreement as of the date first set forth above.

ROBERT J. SULLIVAN PC

By: [Signature]

Its: President

COLUMBIA COMMUNITY BANK

By: [Signature]

Its: Executive Vice President

STATE OF OREGON)

)ss.

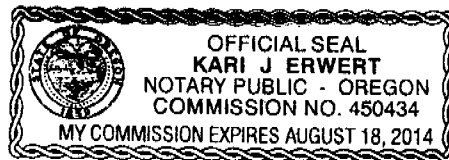
County of Washington)

This instrument was acknowledged before me on October 5, 2010 by Fred S. Johnson as Executive Vice President of Columbia Community Bank

Print Name: Kari J. Erwert

Notary Public, State of Oregon

My Commission Expires: August 18, 2014



STATE OF OREGON)

)ss.

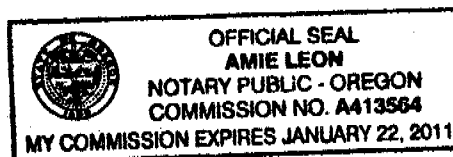
County of Multnomah)

This instrument was acknowledged before me on October 5, 2010 by Robert J. Sullivan as President of Robert J. Sullivan PC.

Print Name: Amie Leon

Notary Public, State of Oregon

My Commission Expires: January 22, 2011



Assumption and Assignment Agreement

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