

2011-003430

Klamath County, Oregon



## COVER SHEET

03/10/2011 02:59:52 PM

Fee: \$57.00

ORS: 205.234

This cover sheet has been prepared by the persons presenting the attached instrument for recording. Any errors in this cover sheet DO NOT affect the transaction(s) contained in the instrument itself.

After recording, return to:

Steven L. Naito  
150 SW Harrison Suite 200  
Portland OR 97201

1639609

Tax Statements to:  
Columbia Community Bank  
314 E Main Suite A  
Hillsboro Oregon 97124

The date of the instrument attached is January 31, 2011.

1) NAMES(S) OF THE INSTRUMENT(S) required by ORS 205.234(a)

Assignment of Trust Deed Agreement  
Assumption of Trust Deed Agreement

2) PARTY(IES)/GRANTOR, required by ORS 205.125(1)(b) and ORS 205.160:

Pac Equities, Inc.  
PAM Southview, LLC

Peter McK. Hrick  
Receiver of both

3) PARTY(IES)/GRANTEE, required by ORS 205.125(1)(b) and ORS 205.160

Columbia Community Bank  
 \_\_\_\_\_  
 \_\_\_\_\_

4) TRUE and ACTUAL CONSIDERATION (if any), ORS 93.030

\$ \_\_\_\_\_

5) FULL OR PARTIAL SATISFACTION ORDER or WARRANT FILED IN THE COUNTY CLERK'S LIEN RECORDS, ORS 205.121(1)(c)

\_\_\_\_\_

6) RE-RECORDED to correct: \_\_\_\_\_  
 Previously recorded as: \_\_\_\_\_

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**AFTER RECORDING RETURN TO:**

Steven L. Naito/llv  
Tarlow Naito & Summers, LLP  
150 SW Harrison St., Suite 200  
Portland, Oregon 97201

**UNTIL A CHANGE IS REQUESTED, ALL TAX  
STATEMENTS SHALL BE SENT TO THE  
FOLLOWING ADDRESS:**

Columbia Community Bank  
314 E. Main Street, Suite A  
Hillsboro, Oregon 97124

16 39609

**ASSIGNMENT AND ASSUMPTION AGREEMENT**

*Trust Deed*

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT, dated as of January 31, 2011, is executed by and between PAC EQUITIES, INC., AND R.A.M. SOUTHVIEW, LLC ("Assignor") and COLUMBIA COMMUNITY BANK ("Assignee").

*314 E Main Street, Suite A  
Hillsboro OR 97124*

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 2 of that certain Note Purchase Agreement dated as of January 31, 2011, between Assignor and Assignee, all of Assignor's right, title and interest in, to and arising under (a) the Indebtedness (defined in the Deed of Trust); (b) that certain Deed of Trust dated as of April 20, 2006, executed by Southview Properties, LLC for the benefit of Assignor, as Beneficiary, and recorded on April 21, 2006 in Volume M06, page 07866, and re-recorded on May 11, 2006 in Volume M06, page 09495, a Partial Reconveyance recorded on April 19, 2007, in Volume 2007, page 7230 of Records of Klamath County, Oregon.

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.

*Receiver Peter C. McKittick  
Farleigh, Wada, With  
121 SW Morrison Suite 600  
Portland OR 97204*

Assumption and Assignment Agreement  
Page 1

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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.

PAC EQUITIES, INC.

By: [Signature]  
Peter C. McKittrick, Receiver

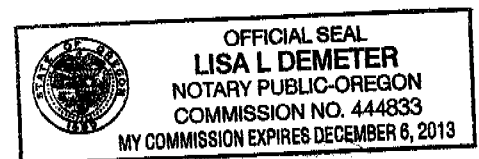
R.A.M. SOUTHVIEW, LLC

By: [Signature]  
Peter C. McKittrick, Receiver

STATE OF OREGON     )  
                                  )ss.  
County of Multnomah     )

This instrument was acknowledged before me on February 3, 2011 by Peter C. McKittrick as Receiver of both PacEquities, Inc. and R.A.M. Southview, LLC.

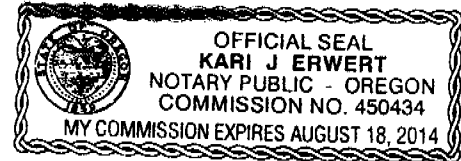
Print Name: Lisa L. Demeter  
Notary Public, State of Oregon  
My Commission Expires: 12/6/13



SIGNATURE OF COLUMBIA  
COMMUNITY BANK ON  
NEXT PAGE.

COLUMBIA COMMUNITY BANK

By: [Signature]  
Its: EVP



STATE OF OREGON     )  
                                  )ss.  
County of Washington    )

This instrument was acknowledged before me on February 1, 2011 by Fred Johnson  
as EVP of Columbia Community Bank.

Kari J Erwert

Print Name: Kari J. Erwert  
Notary Public, State of Oregon

My Commission Expires: August 18, 2014