



00114309201200019180030039

02/22/2012 09:51:11 AM

Fee: \$47.00

RECORDING COVER SHEET
(Please Print or Type)

The information on this sheet is a reflection of the attached instrument for the purpose of meeting first page requirements, ORS 205.234.

If this cover page is included with your document, please add \$5.00 to the total recording fees.

AFTER RECORDING RETURN TO:

Melinda Thomas
Bryant, Lovlien & Jarvis
591 SW Mill View Way
Bend, OR 97702

1) **TITLE(S) OF THE TRANSACTION(S)** ORS 205.234(a)
Assignment and Assumption of Declarant Rights

2) **DIRECT PARTY / GRANTOR(S)** ORS 205.125(1)(b) and 205.160
Gallica Four/KF 24, LLC, a Washington LLC
3214 NE 42nd St., Suite C
Vancouver, WA 98663

3) **INDIRECT PARTY / GRANTEE(S)** ORS 205.125(1)(a) and 205.160
SA Group Properties, Inc., a Minnesota corporation
800 Nicollet Mall
Minneapolis, MN 55402

4) **TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) - Amount in dollars or other

\$ _____ Other

5) **SEND TAX STATEMENTS TO:**

SA Group Properties, Inc.
c/o US Bank Special Assets Group
555 SW Oak St. #505
Portland, OR 97204

6) **SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE: FULL
(If applicable) PARTIAL

7) **The amount of the monetary obligation imposed by the order or warrant.** ORS 205.125(1)(c)

\$ _____

8) **If this instrument is being re-recorded, complete the following statement, in accordance with ORS 205.244:**

"Re-recorded at the request of _____ to correct

_____ previously recorded in Book _____ and page _____, or as Fee Number _____."

AFTER RECORDING, RETURN TO:

SA GROUP PROPERTIES, INC.
c/o U.S. Bank Special Assets Group
555 SW Oak Street, Suite 505
Portland, OR 97204
Attention: Todd W. Bennett

**ASSIGNMENT AND ASSUMPTION
OF DECLARANT RIGHTS**

THIS ASSIGNMENT AND ASSUMPTION OF DECLARANT RIGHTS is entered into this 6th day of FEBRUARY, 2012, by and between GALLICA FOUR/KF 24, LLC, a Washington limited liability company, ("Assignor"), and SA GROUP PROPERTIES, INC., a Minnesota corporation ("Assignee").

RECITALS

- A. Assignor is the Declarant of the Pheasant Run Homeowners Association under the Declaration of Protective Covenants, Conditions and Restrictions recorded November 21, 2006 in Klamath County, Oregon in volume 2006, page 0023337 (the "Declaration") affecting the property platted as Tract 1473, Pheasant Run (the "Property").
- B. Assignor has transferred its ownership rights for the lots and land of the Property to Assignee, and therefore desires to transfer the rights and responsibilities of Declarant to Assignee.
- C. Assignee desires to assume the rights and responsibilities of Declarant to Pheasant Run Homeowners Association as listed within the Declaration.

ASSIGNMENT

Assignor hereby assigns to Assignee all of Assignor's rights and obligations as declarant under the Declaration. Assignee hereby accepts such assignment and assumes all obligations of Assignor as declarant under the Declaration.

