

UTC 92209-KR

2012-005368

Klamath County, Oregon



00118395201200053680040046

05/17/2012 12:01:15 PM

Fee: \$52.00

WHEN RECORDED RETURN TO:

Royce Ann Simmons
Harvest Capital Company
690 NW 1st Ave., Suite 101
Canby, OR 97013

(space above reserved for recorder's use)

ASSIGNMENT OF NOTE AND DEED OF TRUST

This Assignment of Note and Deed of Trust is made this 11th day of May, 2012 from HARVEST CAPITAL COMPANY, an Oregon corporation ("**Assignor**") to U.S. BANK NATIONAL ASSOCIATION, as Custodian/Trustee for Federal Agricultural Mortgage Corporation Programs, c/o Harvest Capital Company, 690 NW First Ave., Suite 101, Canby, OR 97013 ("**Assignee**").

RECITALS

Assignor is the holder of a promissory note dated May 15, 2012, made by JESPERSEN SWAN LAKE, INC., an Oregon corporation, EDGEWOOD RANCH, INC., an Oregon corporation, LJ2, LLC, an Oregon limited liability company, LAWRENCE (a.k.a. Larry) C. JESPERSEN and MAUREEN V. JESPERSEN, husband and wife, LEONARD K. JESPERSEN and VICKY L. JESPERSEN, husband and wife, JACEN JESPERSEN and JULIE JESPERSEN, husband and wife, and KENNETH G. HOLMES and BETHANY N. HOLMES, husband and wife to the order of Assignor in the original principal amount of \$900,000.00 (the "**Note**"). The Note is secured by a Deed of Trust encumbering real property in Klamath County, Oregon described on attached Exhibit A, which was recorded 5/17, 2012 as Instrument No. 2012-005368, Records of Klamath County, Oregon (the "**Deed of Trust**"). The Note is also secured by other security instruments (collectively, the "**Other Security Documents**"). In connection with the Note, the Borrower executed and delivered to Assignor an Environmental Indemnity Agreement with respect to environmental condition of the property. Assignor wishes to assign its interest in the Note, the Deed of Trust, the Other Security Documents and the Environmental Indemnity Agreement to Assignee.

NOW, THEREFORE, ASSIGNOR, for good and valuable consideration and receipt of which is acknowledged hereby, assigns, sets over and transfers to Assignee, all of Assignor's right, title and interest in and to the Note and the indebtedness evidenced thereby, without recourse, and the Deed of Trust, the Other Security Documents and the Environmental Indemnity Agreement.

Loan No. 21212810

71484306.2 0021392-00001

57Amf

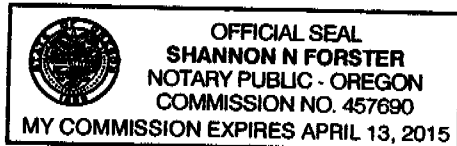
IN WITNESS WHEREOF, Assignor has executed this Assignment of Note and Deed of Trust on the date and year first written above.

HARVEST CAPITAL COMPANY,
an Oregon corporation

By: Royce Ann Simmons
Royce Ann Simmons, Vice President

STATE OF OREGON)
) ss.
COUNTY OF CLACKAMAS)

This instrument was acknowledged before me on May 11, 2012, by Royce Ann Simmons, as Vice President of Harvest Capital Company, an Oregon corporation.



Shannon N Forster
Notary Public for Oregon
My Commission expires: 4/13/2015
Commission No.: 457690

EXHIBIT A
TO
ASSIGNMENT OF NOTE AND DEED OF TRUST
Property Description

PARCEL 1:

IN TOWNSHIP 37 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON:

Section 14: W1/2 SW1/4
Section 15: NW1/4 NW1/4, S1/2 N1/2, NE1/4 SE1/4
Section 23: W1/2 NE1/4, SE1/4 NE1/4, E1/2 SE1/4
Section 24: SW1/4 SW1/4
Section 25: W1/2, W1/2 SE1/4
Section 26: E1/2 E1/2
Section 34: NE1/4 NE1/4
Section 35: NE1/4 NE1/4, N1/2 NW1/4 and NW1/4 NE1/4
Section 36: All

IN TOWNSHIP 38 SOUTH, RANGE 11 1/2 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON:

Section 6: Government Lots 4, 5, 6 and 7; SE1/4 NW1/4, E1/2 SW1/4, SW1/4 SE1/4
Section 7: Government Lots 1, 2, 3 and 4; W1/2 E1/2, SE1/4 NE1/4, E1/2 W1/2, E1/2 SE 1/4, NE1/4 NE1/4
Section 8: W1/2 SW1/4
Section 17: W1/2
Section 18: Government Lots 1 and 2; NE1/4, E1/2 NW1/4
Section 20: SW1/4 NE1/4, NW1/4, N1/2 SW1/4, W1/2 SE1/4, SE1/4 SE1/4
Section 21: S1/2 SW1/4, SW1/4 SE1/4
Section 27: W1/2 SW1/4, SE1/4 SW1/4, EXCEPTING THEREFROM that portion of the SE1/4 SW1/4 conveyed to Oregon – California and Eastern Railway Company by deed recorded May 26, 1917 in Book 47 at page 592, Deed Records of Klamath County, Oregon. AND EXCEPTING from the SE1/4 SW1/4 that portion thereof lying Easterly of the Easterly line of the Oregon – California and Eastern Railway Company right of way.
Section 28: N1/2, NE1/4 SW1/4, SE1/4
Section 29: NE1/4, SE1/4 NW1/4, E1/2 SW1/4
Section 32: NE1/4 NW1/4, EXCEPTING THEREFROM all that portion lying within the Klamath Falls – Lakeview Highway (Highway 140)

PARCEL 2:

Parcel A:

The NE1/4 of Section 32, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel B:

The S1/2 NE1/4 and SE1/4 of Section 21 and S1/2 NW1/4 and SW1/4 of Section 22, Township 37

South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel C:

The NW1/4 of Section 28, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel D:

The NE1/4 NE1/4 of Section 19, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel E:

The E1/2 NE1/4 and the E1/2 W1/2 NE1/4 and that portion of the SE1/4 lying Easterly of Edgewood Lane in Section 18, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel F:

The E1/2 SE1/4 NE1/4 Section 7, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel G:

The W1/2 and SE1/4 and W1/2 W1/2 SW1/4 NE1/4 of Section 8; SW1/4, W1/2 SE1/4 and NE1/4 SE1/4 of Section 9; SW1/4, S1/2 SE1/4 and NW1/4 SE1/4 of Section 15; all of Sections 16 and 17; E1/2 and N1/2 NW1/4 of Section 20; W1/2 and N1/2 NE1/4 of Section 21; E1/2 and N1/2 NW1/4 of Section 22; W1/2 and W1/2 SE1/4 of Section 23; SW1/4 of Section 28; SE1/4 of Section 29 all in Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel H:

The NE 1/4 of Section 28 and the NE1/4 of Section 29, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel I:

The SW1/4 of Section 27, and the SE1/4 of Section 28, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress over the Westerly 30 feet of the NE1/4 of Section 28, Township 37 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, as granted by instrument recorded April 27, 1994 in Volume M94, Page 12606, Microfilm Records of Klamath County, Oregon.

PARCEL 3:

The NE1/4, E1/2 NW1/4, and NE1/4 SE1/4 of Section 12, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

W1/2 and W1/2 E1/2 of Section 26 and the E1/2 and NW1/4 of Section 27, in Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.