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-BARGAIN AND SALE DEED-

South Valley State Bank, an Oregon corporation, Grantor,
conveys to Park Lane Credit Corporation, a California corporation,
Grantee, interest in the following described real property situated
in the County of Klamath, State of Oregon, to-wit:

Parcel 3: The N 1/2 of Lot 3, Block 6, ALTAMONT
ACRES, in the County of Klamath, State
of Oregon.

Parcel 4: The Northeasterly 50 feet of Lot 3,
Block 57, NICHOLS ADDITION TO THE
CITY OF KLAMATH FALLS, in the County
of Klamath, State of Oregon.

The true and actual consideration for this transfer is
\$2,000.00.

This instrument will not allow use of the property described
in this instrument in violation of applicable land-use laws and
regulations. Before signing or accepting this instrument, the
person acquiring fee title to the property should check with the
appropriate City or County Planning Department to verify approved
use.

Until a change is requested, all tax statements shall be
mailed to Grantee at: c/o David C. Johnston, P.O. Box 3010,
Modesto, California, 95353

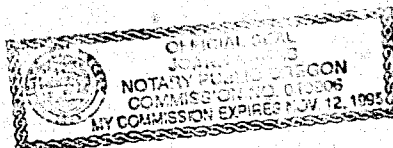
DATED this 8th day of April, 1993.

Duane Bradsness

STATE OF Oregon,
County of Klamath ss.

Personally appeared the above-named Duane Bradsness and
acknowledged the foregoing instrument to be his voluntary act.
Before me:

Jan Burns
Notary Public for Oregon
My Commission expires: 11-12-95



After Recording Return To:
Bradsness & Bradsness, P.C.
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Bradsness & Bradsness the 28th day
of April A.D., 19 93 at 11:37 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 9139.

FEE \$30.00

Evelyn Biehn County Clerk
By Pauline Nielsen

411 Pine St., Klamath Falls, Or. 97601