

WARRANTY DEED

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MTC 3200-MK

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM L. DILLMAN and WILHELMINE A. DILLMAN, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by B.B.C. ENTERTAINMENT INC., hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

~~Lots 9, 9A, 10, 10A, Block 11 Supplemental Plat of WEST CHILOQUIN and
Lots 11, 12 and 13 in Block 11 of WEST CHILOQUIN, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.~~

~~SUBJECT TO: Delinquent Property Taxes for the years of 1991, 1992, and 1993.~~

MOUNTAIN TITLE COMPANY

"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 uses."

AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 90,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15 day of April, 1994; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
County of Llamath
April 15, 1994

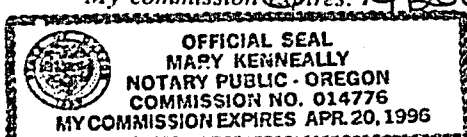
Personally appeared the above named _____
WILLIAM L. DILLMAN
WILHELMINE A. DILLMAN by her attorney
in fact WILLIAM L. DILLMAN

_____ and acknowledged the foregoing instrument
to be their voluntary act and deed

Before me:

Notary Public for Oregon
My commission expires: _____

My commission expires: 4/2



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this
_____, 19____, by _____,
_____, president, and by _____,
_____, secretary of _____,

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

WILLIAM L. DILLMAN and WILHELFINE A. DILLMAN
P.O. BOX 867

GRANTOR'S NAME AND ADDRESS
B.B.C. ENTERTAINMENT INC.
P.O. BOX 21
MISSION, SD 57555

After recording return to:
B.B.C. ENTERTAINMENT INC.
P.O. BOX 21
MISSION, SD 57555

Until a change is requested all tax statements shall be sent to the following:

B.B.C. ENTERTAINMENT INC.
P.O. BOX 21
MISSION, SD 57555

STATE OF OREGON,
County of Klamath ss.
I certify that the within instrument was
received for record on the 21st
day of April, 19 94,
at 1:37 o'clock P. M., and recorded
in book M94 on page 11965 or as
file/reel number 79511,
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, county Clerk
Recording Officer
By Dawnine Mullins Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY