



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05043927

AFTER RECORDING RETURN TO:
 ELDORADO HEIGHTS, L.L.C.
6623 NE 82nd Avenue
Portland, OR. 97220

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

PEACH TREE, LTD., a Limited Partnership, hereinafter called
 GRANTOR(S), convey(s) to ELDORADO HEIGHTS, L.L.C., hereinafter
 called GRANTEE(S), all that real property situated in the
 County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
 THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
 HEREIN.....

"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 30.390."

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land, contracts and/or
 liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
 \$300,000.00.

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 21st day of March 1996.

PEACH TREE, LTD., A LIMITED PARTNERSHIP

BY: Michael F. Schmeck
 Partner

BY: [Signature]
 Partner

BY: [Signature]
 Partner

BY: Cheri Frey Cheri Frey PR
 Partner

STATE OF OREGON, COUNTY OF KLAMATH)ss

The foregoing instrument was acknowledged before me this 28th
 day of March, 1996, by Michael Schmeck and
William D. McCabe and Cheri Frey P.C. and
Robert J. Bogatay, partners on behalf of PEACH TREE,
 LTD., a Limited Partnership.

Before me: Marlene T. Addington
 Notary Public for Oregon
 My commission expires: 3-22-97

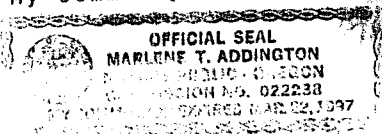


EXHIBIT "A"

PARCEL 1:

A parcel of land situated in portions of vacated Blocks 2, 3, 6, 7, 9 and 10, ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point being the intersection of the Southerly right of way line of Eldorado Boulevard and Northwest right of way line of Sloan Street; thence South 38 degrees 16' 30" West along said right of way line of Sloan Street, a distance of 576.60 feet to the South right of way line of Dahlia Street; thence North 51 degrees 43' 30" West along said right of way line, a distance of 25.00 feet; thence South 38 degrees 16' 30" West a distance of 100.00 feet; thence North 51 degrees 43' 30" West a distance of 175.00 feet; thence North 38 degrees 16' 30" East a distance of 668.38 feet, to a point on the Southerly right of way line of Eldorado Boulevard; thence Southeasterly along the arc of a 8 degree 28' 30" curve to the right, a distance of 200.77 feet to the point of beginning.

PARCEL 2:

Lot 2, Block 10, ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM the Southeasterly 19 feet, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

CODE 1 MAP 3809-20DB TL 2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day
of March A.D., 19 96 at 3:29 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 8724

FEE \$35.00

By Bernetha G. Letsch, County Clerk