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IN THE CIRCUIT COURT FOR THE STATE OF OREGON  
FOR THE COUNTY OF KLAMATH

THE TRAVELERS INSURANCE COMPANY, a  
Connecticut corporation,

Plaintiff(s),

vs.

FREDERICK D. EHLERS; HELEN ANN MEYER,  
fka HELEN ANN EHLERS or HELEN A. EHLERS;  
SnB, INC., an Oregon corporation;  
KLAMATH COUNTY, a political subdivision  
of the State of Oregon; UNITED STATES  
OF AMERICA; SMALL BUSINESS  
ADMINISTRATION; and NORWIN S. YOFFIE and  
SANDRA M. YOFFIE, INDIVIDUALLY, AS A  
MARRIED COUPLE, AND AS TRUSTEES OF THE  
NORWIN S. YOFFIE AND SANDRA M. YOFFIE  
REVOCABLE INTER VIVOS TRUST DATED JULY  
31, 1980, AND ANY SUCCESSOR TRUSTEES,

Defendant(s).

Court No. 9402439CV  
Sheriff No. 95-00020

SHERIFF'S DEED

THIS DEED made 06/24/96, between Carl R. Burkhart, Sheriff of Klamath  
County, hereinafter called Grantor and  
THE TRAVELERS INSURANCE COMPANY

hereinafter called Grantee.

A judgment was entered in the above court, and the court thereafter issued  
a Writ of Execution and pursuant thereto on 12/11/95, all of the interest  
of the Defendant(s) in the real property was sold at public auction in the  
manner provided by law, for the sum of \$3,297,000.0, to

TRAVELERS INSURANCE COMPANY  
C/O 1600 STANDARD PLAZA  
PORTLAND

OR 97204

503-226-7321

the highest bidder(S). I executed and delivered to the purchaser a Certif-  
icate of Sale and filed a Return of Sale with the above court, and the time  
for redeeming (if any) has expired, the real property has not been redeemed  
from the sale, and the Grantee herein is the owner and holder of the Cert-  
ificate of Sale and has delivered the Certificate to Grantor. NOW, THEREFORE,  
in consideration of the sum paid for the real property, Grantor does hereby  
convey to Grantee all the interest of the Defendant(s) in the real property  
described as follows:

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A parcel of land lying in the Northwest quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Starting at the Northwest corner of said Section 3; thence South 00 degrees 00' 30" East along the Westerly boundary of Section 3 and the centerline of Washburn Way, 917.42 feet to the intersection with the present centerline of Sixth Street, formerly known as the Dalles-California Highway, recorded bearing South 55 degrees 52' 30" East, at Engineers Station 9+17.42 feet on Washburn Way and Engineers Station 16 + 14.87 feet on Sixth Street present centerline, and continuing thence along said boundary and centerline 48.32 feet to Engineers Station 9 + 65.74 feet on South boundary of Sixth Street, which is distant 40 feet at right angles Southwesterly from centerline of Sixth Street at Engineers Station 16 + 41.99 feet; thence South 55 degrees 52' 30" East parallel to said centerline 463.02 feet to the true point of beginning of this description; thence from said true beginning point continuing South 55 degrees 52' 30" East parallel to said centerline 795.36 feet; thence at right angles South 34 degrees 07' 30" West, 204.00 feet; thence South 55 degrees 52' 30" East parallel to Sixth Street 145.00 feet; thence at right angles South 34 degrees 07' 30" West, 183.80 feet, more or less, to Northerly right of way line of the Oregon, California and Eastern Railroad; thence North 66 degrees 57' 30" West along said line 982.45 feet, more or less, to a point on the Easterly right way line of Washburn Way which is 40.00 feet Easterly of said centerline; thence North 00 degrees 00' 33" West along said right of way line 503.39 feet; thence South 55 degrees 52' 30" East 306.22 feet; thence North 34 degrees 07' 30" East, 160.00 feet to the true point of beginning.

IN WITNESS WHEREOF, the Grantor has executed this instrument on 06/24/96.

Carl R. Burkhardt, Sheriff  
Klamath County, Oregon

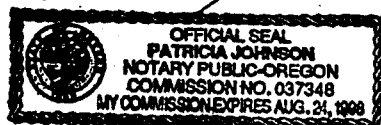
By Rebecca Dailey  
Deputy

State of Oregon  
County of Klamath

Signed or attested before me on 06/24/96  
by DAILEY, REBECCA

Patricia Johnson

Records Clerk/Notary



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Dean P Gisvold Attorney At Law the 17th day  
of July A.D., 19 96 at 11:01 o'clock AM., and duly recorded in Vol. M96  
of Deeds on Page 21229

FEE \$35.00 Return: Dean P Gisvold  
1100 SW Sixth Avenue  
Portland, Oregon 97204

Bernetha G. Letsch, County Clerk  
By Cheryl Russell