

JOEL P. SLAUGHTER and BRUCE S. LOGAN, Grantors, convey and warrant to J & B ASSOCIATES, an Oregon Partnership, Grantee, the real property more particularly described in Exhibit "A", attached hereto and made a part hereof, free of encumbrances except as specifically set forth herein.

The true consideration for this conveyance is other value given.

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.

DATED this 28 day of January, 1997.

Joel P. Slaughter
JOEL P. SLAUGHTER

Bruce S. Logan
BRUCE S. LOGAN

STATE OF OREGON)

County of Jackson) ss.

On this 28th day of January, 1997, personally appeared the above-named JOEL P. SLAUGHTER and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon

STATE OF OREGON)

County of Jackson) ss.

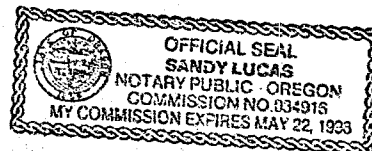
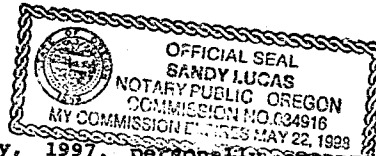
On this 27th day of January, 1997, personally appeared the above-named BRUCE S. LOGAN and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon

UNLESS A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:

J & B ASSOCIATES
1625 East McAndrews
Medford, Oregon 97504
AFTER RECORDING, RETURN TO:
STUART E. FOSTER, ESQUIRE
Foster, Purdy, Allan,
Peterson & Dahlin
Post Office Box 1667
Medford, OR 97501



97 JAN 29 P3:55

EXHIBIT "A"

Lot 12 and the North 10 feet of Lot 11, Block 5, TRACT NO. 1163, CAMPUS VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations and restrictions as contained in plat dedication, to wit:
"said plat being subject to: (1) Public utility easements as shown on the annexed map; (2) Slope easements as shown on the annexed map; (3) 1 ft. reserve strips as shown on the annexed map to be dedicated to the City of Klamath Falls and later released by resolution of the common council when adjoining property is properly developed; (4) Jogging trail easement as shown on the annexed map. Restrictions to deeds for lots within Campus View are filed in Klamath County Records Volume M79, page 19843, and Volume M79, page 22295, Microfilm Records of Klamath County, Oregon."
2. Declaration of restrictions of Campus View Subdivision, subject to the terms and provisions thereof, but omitting restrictions, if any, based on race, color, religion or national origin, recorded August 21, 1979 in Volume M79, page 19843, Microfilm Records of Klamath County, Oregon.
3. A 10 foot easement for jogging trail, as shown on dedicated plat.
4. Right of Way Easement, subject to the terms and provisions thereof:
Dated: October 30, 1981
Recorded: January 23, 1981
Volume: M81, page 1076, Microfilm Records of Klamath County, Oregon
In Favor of: Pacific Power & Light Company
For: Electric transmission and distribution

5. Declaration of Restrictive Covenant, dated December 22, 1980 and recorded April 27, 1981 in Volume M81, page 756, Microfilm Records of Klamath County, Oregon, wherein Eastport Equities agrees that property will not be used as a fast food hamburger style restaurant purpose for a period of twenty years.
6. Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein:
 Dated: May 26, 1992
 Recorded: May 29, 1992
 Volume: M92, page 11607, Microfilm Records of Klamath County, Oregon
 Amount: \$168,000.00
 Grantor: Joel P. Slaughter
 Trustee: Mountain Title Company of Klamath County
 Beneficiary: Western Bank
7. Financing Statement, subject to the terms and provisions thereof:
 Recorded: May 27, 1994
 Volume: M94, page 16927, Microfilm Records of Klamath County, Oregon
 Debtor: Joel P. Slaughter
 Secured Party: Western Bank
8. Assignment of Rentals given as additional security to the Trust Deed shown as Exception 7 above:
 Recorded: May 27, 1994
 Volume: M94, page 16929, Microfilm Records of Klamath County, Oregon
 From: Joel P. Slaughter
 To: Western Bank

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 29th day
 of January A.D., 19 97 at 3:55 o'clock P.M., and duly recorded in Vol. M97
 of Deeds on Page 2715

FEE \$40.00

Bernetha G. Lersch, County Clerk
 by Kathleen Rosa