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QUITCLAIM DEED

ONE HUNDRED MAIN, INC., Grantor, releases and quitclaims to MOLATORE'S MOTEL, INC., Grantee, all right, title and interest in and to the following described real property:

See attached Exhibit "A"

The purpose of this deed is to convey the property required by the Klamath Falls, Klamath County, Oregon, Property Line Adjustment 26-97.

The true consideration for this conveyance is -0-.

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 USES.

ONE HUNDRED MAIN, INC.

By: H. David Molatore
H. David Molatore, President

STATE OF OREGON)
)ss:
County of Klamath)

The foregoing instrument was acknowledged before me this 9th day of February, 1998, by H. DAVID MOLATORE as President of ONE HUNDRED MAIN, INC.

OFFICIAL SEAL
DEBRA BUCKINGHAM
NOTARY PUBLIC - OREGON
COMMISSION NO. 059318
MY COMMISSION EXPIRES DEC. 19, 2000

Debra B
Notary Public for Oregon
My Commission Expires: 12-19-2000

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EXHIBIT "A"

LEGAL DESCRIPTION PARCEL 2
PROPERTY LINE ADJUSTMENT 26-97

A TRACT OF LAND BEING IN BLOCKS 32 AND 33 OF "LINKVILLE OREGON", SITUATED IN SW1/4 NE1/4, NW1/4 SE1/4 AND NE1/4 SW1/W OF SECTION 32, T38S R9EWM, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID BLOCK 33, THENCE S39°04'30"W 261.69 FEET; THENCE S41°26'08"E 10.25 FEET; THENCE S50°41'48"E 83.26 FEET; THENCE S84°40'38"E 7.27 FEET; THENCE S43°07'05"E 13.76 FEET; THENCE S39°11'23"W 69.62 FEET; THENCE N54°27'41"W 4.80 FEET; THENCE S38°54'57"W 22.54 FEET; THENCE S63°41'04"W 30.14 FEET; THENCE S39°50'51'W 34.61 FEET; THENCE S25°45'25"W 16.36 FEET; THENCE S35°52'12"E 16.43 FEET; THENCE S39°18'22"W 27.24 FEET; THENCE S03°21'43"W 9.68 FEET; THENCE S40°35'13"W 73.38 FEET; THENCE N49°45'45"W 44.43 FEET; THENCE S36°06'52"W 32.33 FEET; THENCE S64°31'29"W 13.24 FEET, TO THE SOUTHERLY LINE OF SAID BLOCK 32; THENCE S50°55'30"E 10.03 FEET, ALONG THE SOUTHERLY LINE OF SAID BLOCK 32, THENCE S39°04'30"W 26.29 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF CENTER STREET; THENCE, ALONG THE NORTHERLY RIGHT OF WAY LINE OF CENTER STREET, S63°14'30"E 128.34 FEET, ALONG THE ARC OF A CURVE TO THE LEFT, (RADIUS EQUALS 44.00 FEET AND CENTRAL ANGLE EQUALS 77°41'00") 59.66 FEET TO THE EASTERLY LINE OF SAID BLOCK 32; THENCE N39°04'30"E 543.93 FEET TO THE MOST EASTERLY CORNER OF SAID BLOCK 33; THENCE N50°55'30"W 240.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 108,012 SQUARE FEET.

TOGETHER WITH: THE ENCROACHMENT AGREEMENT CONTAINED IN VOLUME M-82 PAGE 15,533.

GRANTORS' NAME AND ADDRESS:

ONE HUNDRED MAIN, INC.
100 Main Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

MOLATORE'S MOTEL, INC.
100 Main Street
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO:

JERRY M. MOLATORE
426 Main Street
Klamath Falls, OR 97601

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

MOLATORE'S MOTEL, INC.
100 Main Street
Klamath Falls, OR 97601

STATE OF OREGON)
) ss.
County of Klamath)

I certify that the within instrument was received for record on the 10th day of February, 1998, at 3:13 o'clock, P. .m., and recorded in book/reel/volume No. M98 on page 4369 or as fee/file/ instrument/microfilm/ reception No. 52989, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
Name Title

By Kathleen Kraal
Deputy

Fee: $40.00