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MOLATORE'S MOTEL, INC., an Oregon Corporation, Grantor, conveys and warrants to PRAMUKH, L.L.C., Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See attached Exhibit "A" for legal description.

SUBJECT TO (1) an easement created by instrument, including the terms and provisions thereof, dated December 20, 1977, recorded February 2, 1978 in Volume M78, page 2042, Deed records of Klamath County, Oregon, for Pacific Power & Light Company, Lot 1, Block 32; (2) Encroachment Permit Agreement, including the terms and provisions thereof, dated November 1, 1982, recorded November 23, 1982 in Volume M82, page 15633, Deed records of Klamath County, Oregon, from the City of Klamath Falls, Oregon, to Molatore's Motel Inc.; (3) an easement created by instrument, including the terms and provisions thereof, recorded May 17, 1988 in Volume M88, page 7733, Deed records of Klamath County, Oregon, in favor of Pacific Power & Light Company for underground right of way easement, Lots 1, 2, 7 and 8, Block 33; (4) Agreement for Easements, including the terms and provisions thereof, dated February 9, 1998, recorded February 10, 1998 in Volume M98, page 4378, Deed records of Klamath County, Oregon, between Jun Yang and Yan Liang and Molatore's Motel, Inc.; (5) and (6) reservations or exceptions in patents or in acts authorizing the issuance thereof.

This deed assigns Grantor's interest in that certain Encroachment Permit Agreement between the City of Klamath Falls, Oregon, and MOLATORE'S MOTEL, INC., recorded November 23, 1982, in Volume M82, Page 15633, Deed Records of Klamath County, Oregon.

The true consideration for this conveyance is \$850,000.00.

Dated this 9th day of June, 1998.

AG

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.

MOLATORE'S MOTEL, INC.

H. David Molatore, President
H. David Molatore, President

By *Jerry M. Molatore*
Jerry M. Molatore, Secretary

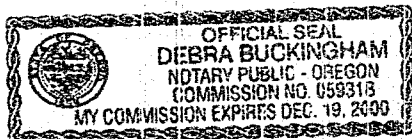
AFTER RECORDING RETURN TO:
PRAMUKH, L.L.C.
P. O. Box 409
Lake Oswego, OR 97034

UNTIL A CHANGE IS REQUESTED, ALL TAX
STATEMENTS SHALL BE SENT TO THE FOLLOWING
ADDRESS: PRAMUKH, L.L.C.
P. O. Box 409, Lake Oswego, OR 97034

STATE OF OREGON)
) ss.
County of Klamath)

19916

The foregoing instrument was acknowledged before me this 9th day of June, 1998, by H. DAVID MOLATORE as President of MOLATORE'S MOTEL, INC., and JERRY M. MOLATORE as secretary of MOLATORE'S MOTEL, INC.



Debora Buckingham
Notary Public for Oregon
My Commission Expires 12-19-2000

GRANTORS' NAME AND ADDRESS:

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

GRANTEE'S NAME AND ADDRESS:

PRAMUKH, L.L.C.
P. O. Box 409
Lake Oswego, OR 97034

STATE OF OREGON)
) ss.
County of Klamath)

I certify that the within instrument was received for record on the _____ day of _____, 1998, at _____ o'clock, _____ m., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm reception No. _____.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Name Title
By _____
Deputy

19917

EXHIBIT "A"
DESCRIPTION OF PROPERTY

A tract of land being in Blocks 32 and 33 of "LINKVILLE, OREGON", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in the SW ¼ NE ¼, NW ¼ SE ¼ and NE ¼ SW ¼ of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of said Block 33; thence S 39°04'30" W 261.69 feet; thence S 41°26'08" E 10.25 feet; thence S 50°41'48" E 83.26 feet; thence S 84°40'38" E 7.27 feet; thence S 43°07'05" E 13.76 feet; thence S 39°11'23" W 69.62 feet; thence N 54°27'41" W 4.80 feet; thence S 38°54'57" W 22.54 feet; thence S 63°41'04" W 30.14 feet; thence S 39°50'51" W 34.61 feet; thence S 25°45'25" W 16.36 feet; thence S 35°52'12" E 16.43 feet; thence S 39°18'22" W 27.24 feet; thence S 03°21'43" W 9.68 feet; thence S 40°35'13" W 73.38 feet; thence N 49°45'45" W 44.43 feet; thence S 36°06'52" W 32.33 feet; thence S 64°31'29" W 13.24 feet, to the Southerly line of said Block 32; thence S 50°55'30" E 10.03 feet, along the Southerly line of said Block 32; thence S 39°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, S 63°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 N 39°04'30" E 543.93 feet to the most Easterly corner of said Block 33; thence N 50°55'30" W 240.00 feet, to the point of beginning;

Being Parcel 2 of Property Line Adjustment 26-97, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 11th day
of June A.D., 19 98 at 11:26 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 19915.

FEE \$40.00

Bernetha G. Letsch, County Clerk
By [Signature]