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RELEASE OF ASSIGNMENT OF RENTS

PARTIES:

AFTER RECORDING MAIL TO:
South Valley Bank & Trust
Formerly South Valley State Bank
803 Main Street / P O Box 5210
Klamath Falls, OR 97601

("Lender")

AND:

Champion Metal Co.
4238 Onyx Ave.
Klamath Falls OR 97603

("Grantor")

RECITALS:

In consideration of an extension of credit by the Lender to the Grantor, the grantor executed and delivered to the lender and Assignment of Rents, dated November 4, 1998, recorded on December 7, 1998 in Volume M98 at page 44699 Mortgage Records in the office of the Klamath County Clerk concerning the real property described as follows:

See Exhibit B

The Real Property is commonly known as Hilyard, Klamath Falls, OR 97603

The Grantor has satisfied their obligations under the extension of credit and have requested this Release of Assignment of Rents.

RELEASE

For and in consideration of the satisfaction of the obligations under the extension of credit the Lender does hereby release the above mentioned Assignment of Rents and discharges the above mentioned real property from the claim thereof by the lender.

SOUTH VALLEY BANK & TRUST

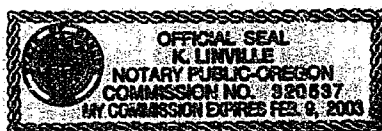
BY: Vergie Wright Stehahn
Vergie Wright Stehahn Vice-President

STATE OF OREGON)

) ss. February 20, 1999

County of Klamath)

Personally appeared Vergie Wright Stehahn who, being duly sworn, stated she is Vice-President of South Valley Bank & Trust and that said instrument was signed on behalf of said corporation by authority of its board of Directors; and she acknowledged said instrument to be its voluntary act and deed. Before me:



K. Linville
Notary Public for Oregon
My Commission expires: February 9, 2003

PARCEL 1:

A portion of the SW 1/4 SW 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 50 feet West and 330.31 feet North of the Southeast corner of the SW 1/4 SW 1/4, said point being on the North line of that certain parcel of land conveyed by Nassou Company, a corporation, to Great Northern Railway Company, dated September 28, 1928, recorded October 29, 1928 in Book 82 at Page 463, Deed Records of Klamath County, Oregon; thence North along a line parallel to and 50 feet West of the East line of the SW 1/4 SW 1/4, 135 feet; thence West along a line parallel to the South line of the SW 1/4 SW 1/4, 323 feet; thence South along a line parallel to the East line of the SW 1/4 SW 1/4, 135 feet, more or less, to a point on the North line of the above described parcel of land conveyed to Great Northern Railway Company; thence East along said North line 323 feet, more or less, to the point of beginning.

PARCEL 2:

A parcel of land situated in the E 1/2 N 1/2 S 1/2 SW 1/4 SW 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southwest corner of said subdivision; thence North on the West line thereof to its Northwest corner; thence East on the North line 610 feet, more or less, to the West right of way line of O.C. & E. Railroad; thence South on said line to the North line of the tract of land deeded to Warner by Deed recorded in Book 291 at Page 469, Deed Records of Klamath County, Oregon; thence West on the North line of said Warner Tract to the Northwest corner thereof; thence South on the West line of said Warner Tract to the South line of the N 1/2 E 1/2 S 1/2 SW 1/4 SW 1/4; thence West on the South line of said subdivision 285 feet, more or less, to the point of beginning.

PARCEL 3:

A tract of land located in the S 1/2 of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Commencing at the Southwest corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 89 degrees 33' 35" East, 927.74 feet; thence North 00 degrees 26' 25" East, 30 feet to the true point of beginning; thence North 00 degrees 26' 25" East, 269.68 feet; thence South 89 degrees 37' 05" East, 335.67 feet; thence North 00 degrees 12' 43" West, approximately 30 feet to a 5/8 inch iron pin and intersecting a line bearing North 89 degrees 37' 05" West; thence North 89 degrees 37' 05" West 608.97 feet to a 5/8 inch iron pin; ~~thence~~ South 00 degrees 17' 47" East, 299.63 feet to a 5/8 inch iron pin; thence South 89 degrees 33' 35" East, 269.65 feet to the true point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH:

ss.

Filed for record at request of Aspen Title & Escrow
 of March A.D., 1999 at 3:24 o'clock P. M., and duly recorded in Vol. 16th day
 of Mortgages on Page 9264 M99

FEE \$20.00

Linda Smith, County Clerk

by Kathleen Ross