

SOUTH VALLEY BANK & TRUST,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MILLENNIUM GROUP, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of Klamath and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
TAX ACCOUNT NO.: 3909-003AD-01400-000 3909-003AD-01500-000
3909-003AD-01600-000

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is 1,000,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4729 S. SIXTH STREET, KLAMATH FALLS, OR 97603

Dated this 18th day of August, 1999.

SOUTH VALLEY BANK & TRUST

BY: William E. Castle

WILLIAM E. CASTLE, PRESIDENT

State of Oregon
County of Klamath

This instrument was acknowledged before me on August 18, 1999 by
WILLIAM E. CASTLE, PRESIDENT OF SOUTH VALLEY BANK & TRUST.



Kristi L. Redd
(Notary Public for Oregon)
commission expires 11/16/99

ESCROW NO. MT48776-KR

Return to:

MILLENNIUM GROUP, L.L.C., AN OREGON LIMITED LIABILITY COMPANY
4729 S. SIXTH STREET
KLAMATH FALLS, OR 97603

EXHIBIT 'A'
LEGAL DESCRIPTION

PARCEL 1:

Lots 81 thru 91, inclusive together with the 10 foot vacated walkway, lying between Lots 86 and 87, also together with the 40 feet wide private service road easement lying adjacent to above lots as designated on the plat, all in BALSIGER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lots 92 thru 98 inclusive, together with the 40 foot wide private service road easement lying adjacent to above lots as designated on the plat, all in BALSIGER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 8/19/99, at 3:28 p. m.
In Vol. M99 Page 33587
Linda Smith
County Clerk Fee \$ 35-00