

RETURN TO: Tower Shopping Center, LLC, 1791 Washburn Way Klamath Falls, Oregon 97603	TAX STATEMENTS TO: Tower Shopping Center, LLC, 1791 Washburn Way Klamath Falls, Oregon 97603	CLERK'S STAMP:
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-BARGAIN AND SALE DEED-

Billy J. Skillington and Annetta R. Skillington, Grantors, convey to Tower Shopping Center, L.L.C., an Oregon limited liability company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Parcel One

A tract of land situated in TRACT 43 OF ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows: Beginning at the section corner common to Sections 33 and 34 of Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and Sections 3 and 4 of Township 39 South, Range 9 East of the Willamette Meridian; thence North 89 degrees 54' East 40 feet; thence South 0 degrees 00' 30" East 237.5 feet to the point of beginning; thence North 89 degrees 54' East 240 feet; thence South 0 degrees 00' 30" East 50 feet; thence South 89 degrees 54' West 240 feet; thence North 0 degrees 00' 30" West 50 feet to the point of beginning.

Parcel Two

A tract of land situated in TRACT 43, ENTERPRISE TRACTS, in the NW1/4 NW1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said TRACT 43, said point being South 0 degrees 00' 1/2' East a distance of 237 feet and North 89 degrees 54' East a distance of 30.0 feet from the Northwest corner of said Section 3; thence South 0 degrees 00' 1/2' East along the Westerly line of said Tract 43 a distance of 325.75 feet to the Northeasterly line of Pershing Way; thence South 55 degrees 50' 1/2' East along the Northeasterly line of Pershing Way a distance of 302.15 feet to an iron pin; thence North 0 degrees 00' 1/2' West a distance of 495.84 feet to a point North 89 degrees 54' East 250 feet from the point of beginning; thence South 89 degrees 54' West a distance of 250.0 feet, more or less, to the point of beginning.

SAVING AND EXCEPTING THEREFROM a portion described as follows:

Beginning at the Section corner common to Sections 33 and 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and Sections 3 and 4, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0 degrees 00' 30" East along the Section line 237.5 feet; thence North 89 degrees 54' East 30 feet to the West line of Tract 43 of ENTERPRISE TRACTS, which is the East right of way line of Washburn Way, which is the true point of beginning; thence South 0 degrees 00' 30" East along the West line of TRACT 43 OF ENTERPRISE TRACTS 325.0 feet to the Northeasterly right of way of Pershing Way; thence South 55 degrees 50' 30" East along the Northeasterly right of way of Pershing Way 12.08 feet; thence North 0 degrees 00' 30" West parallel to the West line of Tract 43, 331.80 feet; thence South 89 degrees 54' West 10 feet to the point of beginning.

ALSO SAVING AND EXCEPTING THEREFROM a portion described as follows:

A tract of land situated in Tract 43 of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows: Beginning at the section corner common to Sections 33 and 34 of Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and Sections 3 and 4 of Township 39 South, Range 9 East of the Willamette Meridian; thence North 89 degrees 54' East 40 feet; thence South 0 degrees 00' 30" East 237.5 feet to the point of beginning; thence North 89 degrees 54' East 240 feet; thence South 0 degrees 00' 30" East 50 feet; thence South 89 degrees 54' West 240 feet; thence North 0 degrees 00' 30" West 50 feet to the point of beginning.

The true and actual consideration for this transfer is \$2,000,000.00.

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 3rd day of January, 2000.

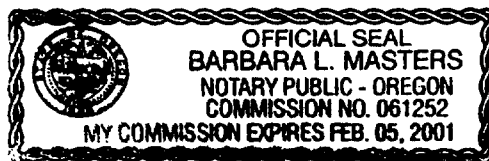
Billy J. Skillington  
Billy J. Skillington

Annetta R. Skillington  
Annetta R. Skillington

STATE OF OREGON                    )  
  ) ss.    January 3, 2000.  
County of Klamath                )

Personally appeared the above-named Billy J. Skillington and Annetta R. Skillington and acknowledged the foregoing instrument to be their voluntary act. Before me:

[Signature]  
Notary Public for Oregon  
My Commission expires: 2-5-01



State of Oregon, County of Klamath  
Recorded 1/3/00, at 4:00 p. m.  
In Vol. M00 Page 179  
Linda Smith,  
County Clerk                    Fee \$ 26.00