

BARGAIN AND SALE DEED

Vol M00 Page 40470

Grantor: KeyTrust Company National Association, as successor-in-trust to: KeyTrust Company of the Northwest, Ancillary Trustee for Santa Barbara Bank & Trust, Trustee for Sansum Medical Clinic Profit Sharing Plan for Benefit of Simon Jameson

Grantee: South Valley Bank & Trust, an Oregon Banking Corporation, its successors and assigns, Ancillary Trustee for Santa Barbara Bank & Trust, Trustee For Sansum Medical Clinic Profit Sharing Plan For Benefit of Simon Jameson

After recording, return & send tax statements to: Santa Barbara Bank & Trust
Trustee For Sansum Medical Clinic Profit Sharing Plan
For Benefit of Simon Jameson
Attn: B. Petronis
PO Box 2340
Santa Barbara, CA 93120-2340

Consideration: \$0.00

KNOW ALL MEN BY THESE PRESENTS, That KeyTrust Company National Association, as successor-in-trust to: KeyTrust Company of the Northwest, Ancillary Trustee for Santa Barbara Bank & Trust, Trustee for Sansum Medical Clinic Profit Sharing Plan for Benefit of Simon Jameson, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto South Valley Bank & Trust, an Oregon Banking Corporation, its successors and assigns, Ancillary Trustee for Santa Barbara Bank & Trust, Trustee For Sansum Medical Clinic Profit Sharing Plan For Benefit of Simon Jameson hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Curry, State of Oregon, described as follows, to-wit:

See Exhibit A attached hereto and incorporated by this reference, subject to the liens, encumbrances and/or restrictions on Exhibit B, attached hereto and incorporated by this reference, and any other liens, encumbrances and/or restrictions of record.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration. This transfer is to change the Ancillary Trustee.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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.

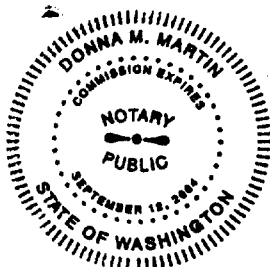
In Witness Whereof, the Grantor has executed this instrument this 24th day of October, 2000; if a corporate Grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

KEYTRUST COMPANY NATIONAL ASSOCIATION

Shirley J. Snyder
By John G. Hallock SHIRLEY J. SNYDER
Assistant Vice President

STATE OF WASHINGTON)
) SS
County of King)

This instrument was acknowledged before me on 10/24/00, 2000 by John G. Hallock SHIRLEY J. SNYDER, as
Company National Association, as successor-in-trust to: KeyTrust Company of the Northwest, Ancillary Trustee for Santa Barbara Bank & Trust, Trustee for Sansum Medical Clinic Profit Sharing Plan for Benefit of Simon Jameson,



Donna M. Martin
Notary Public for Washington
My Commission Expires: September 12, 2000

Title Number: 56573

EXHIBIT "A"

That certain tract of land lying in Government Lot Three (3), Section Thirty (30), Township Thirty-four (34) South, Range Fourteen (14) West, Willamette Meridian, Curry County, Oregon and described as follows:

Commencing at the brass capped iron pipe marking the Southeast corner of said Section 30;

thence along the East boundary of said Section 30, North 02° 43' 14" West, 2074.62 feet;

thence North 88° 34' 48" West, 1245.86 feet to a 5/8 inch iron bar set at the true point of beginning of the following described tract;

thence South 88° 34' 48" East, 695.25 feet to a 5/8 inch iron bar set on the westerly right of way boundary of Relocated Oregon Coast Highway 101;

thence southwesterly along said right of way boundary 870 feet, more or less, to the South boundary of said Government Lot 3;

thence along said South boundary, West 460 feet, more or less, to the edge of the beach of the Pacific Ocean;

thence northerly along the edge of said beach 850 feet, more or less, to a point that bears North 88° 34' 48" West from the true point of beginning;

thence South 88° 34' 48" East, 60 feet, more or less, to the true point of beginning.

ALSO an easement for utility purposes over a strip of land 10 feet in width lying 5 feet on each side of the following described centerline:

Beginning at a point South 88° 34' 48" East, 308.72 feet from the true point of beginning of the above described tract;

thence North 28° 59' East, 73.81 feet;

thence North 43° 25' East, 235.87 feet;

thence North 30° 05' East, 115.02 feet;

thence South 84° 55' East, 59.43 feet;

thence North 44° 21' East, 71.33 feet;

thence North 24° 17' East, 77.49 feet;

thence North 33° 10' East, 66.20 feet to the southerly right of way boundary of Pigeon Point Road.

EXCEPTIONS:

The rights of the public in and to that portion of the herein described property lying within the limits of public roads or highways.

Right of way easement, including the terms and provisions thereof, to Coos-Curry Electric Cooperative, Inc., recorded March 17, 1950 in Book 5 of Miscellaneous Records, Page 298.

Limited Access in Deed to the State of Oregon by and through its State Highway Commission, which provide that no right or easement of rights of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property, recorded July 19, 1954 in Book 42 of Deeds, Page 613, recorded September 1, 1988 in BR: 148 Page 52.

Any adverse claim based upon the assertion that some portion of said land is tide, submerged or submersible lands, or has been created by artificial means or has accreted to such portion so created.

The rights of the public and of the State of Oregon in the ocean shore and dry sands area as declared acquired under the provisions of Chapter 601 of Oregon Laws of 1967, and Chapter 601 of Oregon Laws of 1969, or otherwise.

An easement created by instrument, including the terms and provisions thereof,

Dated : August 1, 1988
Recorded : September 14, 1988 BR: 148 Page 572
In Favor of : Coos Curry Electric
For : Right of way

STATE OF OREGON

COUNTY OF CURRY

1989 DEC 4 PM 3:39

ELAINE JOY

CURRY COUNTY CLERK

I hereby certify that the within Instrument was received and duly recorded in the OFFICIAL RECORDS OF CURRY COUNTY:

By: *mw*

Deputy

Fee: *20.00* Pgs: *3*

1989
Instrument

No 102095

State of Oregon, County of Klamath
Recorded 11/27/00, at 3:50 p. m.
In Vol. M00 Page 40476
Linda Smith,
County Clerk Fee \$ *3.00*

DC: *Wetland*