



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 57319

After recording return to:
SOUTH VALLEY BANK & TRUST, AN ORE
803 MAIN STREET
KLAMATH FALLS, OR 97601

Until a change is requested all
 tax statements shall be sent to
 the following address:
SOUTH VALLEY BANK & TRUST, AN ORE
803 MAIN STREET
KLAMATH FALLS, OR 97601

Escrow No. MT58201-KR
 Title No. _____

State of Oregon, County of Klamath
 Recorded 10/07/2002 3:08 p m.
 Vol M02, Pg 57319-20
 Linda Smith, County Clerk
 Fee \$ 2600 # of Pgs 2

'02 OCT 7 PM3:08

WARRANTY DEED

S & P INVESTMENTS, LLC, AN OREGON LIMITED LIABILITY COMPANY,
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:
SOUTH VALLEY BANK & TRUST, AN OREGON BANKING CORPORATION
 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
KEY #413804 ACCT #3809-032AA-09100

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.

The true and actual consideration for this conveyance is \$ 50,000.00.

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 7th day of October, 2002.

S & P INVESTMENTS, LLC, AN OREGON
 LIMITED LIABILITY COMPANY

BY: Terrence J. Scroggin
TERRENCE J. SCROGGIN, MEMBER

Andrew E. Peterson
ANDREW E. PETERSON, MEMBER

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on October 7, 2002 by .
TERRENCE J. SCROGGIN & ANDREW E. PETERSON, MEMBERS OF S & P INVESTMENTS, LLC, an
Oregon limited liability company

Kristi L. Redd
 (Notary Public for Oregon)

My commission expires 11/16/2003

EXHIBIT "A"
LEGAL DESCRIPTION

All that portion of Lots 5 and 6 in Block 13 of ORIGINAL TOWN OF LINKVILLE, now City of Klamath Falls, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Westerly corner of Lot 5 in Block 13 of said addition, being at the intersection of the Southeasterly line of Pine Street and the Northeasterly line of Eighth Street;

Thence, Southeasterly along the Northeasterly line of Eighth Street, 75 feet;

Thence, Northeasterly at right angles to Eighth Street, 130 feet to a line between Lots 6 and 7 in said Block 13;

Thence, Northwesterly on said line, 75 feet to Pine Street;

Thence, Southwesterly on Pine Street, 130 feet to the point of beginning.

EXCEPTING THEREFROM the following described property:

Beginning at the most Westerly corner of said Lot 5 in Block 13 of Original Town of Linkville, now City of Klamath Falls, Oregon, being the intersection of the Southeasterly line of Pine Street and the Northeasterly line of Eighth Street; thence, South 50° 55' East along the Northeasterly line of Eighth Street; a distance of 45.01 feet to an "X" set in a concrete sidewalk and the True Point of Beginning of this description.

Thence, North 38° 33' East and along the Southeasterly edge of a concrete curb, a distance of 67.10 feet to the interior corner of said curb;

Thence, South 52° 07' East along the Southwesterly edge of a concrete curb and said curb line extended, a distance of 30.62 feet to the Northwesterly line of that property described in Deed recorded in Volume 107 at page 606 of Klamath County, Oregon Deed Records;

Thence, South 39° 05' West along the Northwesterly line of said property, a distance of 67.74 feet to an "X" set in a concrete sidewalk on the Northeasterly line of Eighth Street;

Thence, North 50° 55' West along the Northeasterly line of Eighth Street, a distance of 29.99 feet to the True Point of Beginning of this description.