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RECORDATION REQUESTED BY:

Pacific Continental Bank P.O. Box 10727 Eugene, OR 97440

WHEN RECORDED MAIL TO: Pacific Continental Bank P.O. Box 10727

Eugene, OR 97440

SEND TAX NOTICES TO: No Change.

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ASSIGNMENT OF DEED OF TRUST FOR SECURITY PURPOSES

THIS ASSIGNMENT OF DEED OF TRUST dated January 23, 2003, is made and executed between OBB Partners, LLC, an Oregon Limited Liability Company; whose address is 16099 Boones Ferry Road, P.O. Box 1348, Lake Oswego, OR 97035 (referred to below as "Assignor") and Pacific Continental Bank, whose address is P.O. Box 10727, Eugene, OR 97440 (referred to below as "Assignee").

DEED OF TRUST. Carson Mineral Hot Springs, LLC, a Washington limited liability company, the Grantor, executed and granted to Skamania County Title Company., as Trustee, for the benefit of Fairway Commercial Mortgage Corporation, the Beneficiary, the following described Deed of Trust dated January 23, 2003 (the "Deed of Trust") which has been recorded in Skamania County, State of Washington, as follows:

Recorded on Thu 23 2003, as Instrument No. 1476/9, in the Official Records of Skamania County, State of Washington.

The Deed of Trust was subsequently assigned by Fairway Commercial Mortgage Corporation to Assignor via the Assignment of Deed of Trust dated January 23, 2003, recorded on 12, 2003, as Instrument No. 1480. in the Official Records of Skamania County, State of Washington.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in Skamania County, State of Washington.

See Exhibit "A", which is attached to this Assignment and made a part of this Assignment as if fully set forth herein. See 21, 73N, R8E Quge 3

The Real Property or its address is commonly known as 372 St. Martin Road, Carson, WA 98610. The Real Property Tax Identification number is 03-08-21-0-0-0 200, 0 202, 0 301

ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF RENTS AND FIXTURES FILING. For valuable consideration, Assignor hereby assigns and conveys to Assignee, for collateral security purposes, all of Assignor's right, title and interest as Beneficiary in and to the above described Deed of Trust, Assignment of Rents, and Fixtures Filing (the "Collateral"), together with all of Assignor's right, title and interest in and to the promissory note or notes (or other credit agreements) secured by the Collateral. Assignee's rights in and to the Collateral is governed by that certain Business Loan Agreement dated July 22, 2002 between Assignor and Assignee.

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LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF CL

COUNTY OF COUNTY OF



EXHIBIT 'A' LEGAL DESCRIPTION

Parcel I

The East Half of the Southeast Quarter, the Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Southeast Quarter, all in Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING therefrom the following:

- That portion conveyed to Pacific Northwest Pipeline, by instrument recorded March 20, 1956 in Book 41, Page 280, Skamania County Deed Records.
- That portion conveyed to the State of Washington by instrument recorded January 4, 1980 in Book 78, Page 294, Skamania County Deed Records. Also recorded November 4, 1988 in Book 111, Page 779, Skamania County Deed Records.
- Lot 1 of the R.M. Hegewald Short Plat, recorded in Book 3 of Plats, Page 49, Skamania County Records.
- That portion conveyed to Skamania County Cemetery by instrument recorded August 9, 1984 in Book 83, Page 794, Skamania County Deed Records.

PARCEL II

Beginning at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 21, Township 3 North, Range 8 East of the Willarnette Meridian, in the County of Skamania, State of Washington; thence North 01°05'47" East, along the West line of said Northwest Quarter of the Southeast Quarter, a distance of 1,249.67 feet to the Northwest corner of said Northwest quarter of the Southeast Quarter; thence North 01°05'47" East, along the West line of the Southwest quarter of the Northeast quarter of said Section 21, a distance of 450.00 feet; thence South 88°30'04" East a distance of 50.00 feet; thence South 01°05'47" West a distance of 470.15 feet; thence South 88°30'04" East a distance of 369.36 feet; thence North 01°30'04" East a distance of 700.00 feet to the East line of the Northwest quarter of the Southeast quarter of said Section 21; thence South 01°30'32" West, along the East line of said Northwest quarter of the Southeast Quarter, a distance of 1,145.23 feet to the Southeast corner of said Northwest quarter of the Southeast quarter, thence North 88°30'04" West, along the South line of said Northwest quarter of the Southeast quarter, a distance of 1,320.72 feet to the Point of Beginning. EXCEPT for that portion lying within the right of way of Shipherd Springs Road.

PARCEL III

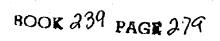
The East half of the Southeast quarter of the Northwest quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

PARCEL IV

The East half of the Southwest quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING therefrom that portion Platted as Hot Springs Subdivision

EXCEPT that portion conveyed to Skamania County by instrument recorded January 28, 1983, in Book 81, Page 935.



PARCEL V

A tract of land in the Southeast quarter of the Southeast quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of R.M. Hegewald Short Plat, recorded in Book 3 of Short Plats, Page 49, Skamania County Records.

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