

KNOW ALL MEN BY THESE PRESENTS, That
CLYDE COLLINS and LINDA COLLINS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
AAA PROPERTY MANAGEMENT, INC., an Oregon corporation, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,
the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,
situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS
REFERENCE.

MOUNTAIN TITLE COMPANY

"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."

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor
is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all
those of record and those apparent upon the land, if any, as of the date of this deed that
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 paid for this transfer, stated in terms of dollars, is \$ 333,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole
part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted.
See ORS 93.030.)

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.

In Witness Whereof, the grantor has executed this instrument this _____ day of November, 19 94 ;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

STATE OF OREGON, CALIFORNIA)
County of _____ ss.
November 2, 19 94

CLYDE COLLINS

Personally appeared the above named
CLYDE COLLINS and LINDA COLLINS

LINDA COLLINS

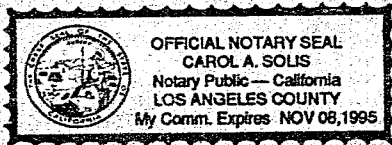
and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me: _____
Notary Public for Oregon - California
My commission expires:

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this
_____, 19 _____, by _____,
_____, president, and by _____,
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: (SEAL)



CLYDE COLLINS & LINDA COLLINS
14815 S BROADWAY
GARDENA CA 90248

GRANTOR'S NAME AND ADDRESS

AAA PROPERTY MANAGEMENT, INC.
2551 WHITE ST
KLAMATH FALLS OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
AAA PROPERTY MANAGEMENT, INC.
2551 WHITE ST
KLAMATH FALLS OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
AAA PROPERTY MANAGEMENT, INC.
2551 WHITE ST
KLAMATH FALLS OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was
received for record on the _____
day of _____, 19 _____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____,
Record of Deeds of said county.
Witness my hand and seal of County
officed.

SPACE RESERVED

FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A tract of land situated in Tracts 1 and 2A "HOMEDALE" Subdivision, in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Northerly line of said Tract 2A and being North 66 degrees 39' 30" West a distance of 74.72 feet from the Northeast corner of said Tract 2A; thence North 66 degrees 39' 30" West along the Northerly line of Tracts 2A and 1 a distance of 68.24 feet; thence South 24 degrees 38' 57" West a distance of 94.71 feet; thence South 65 degrees 21' 03" East a distance of 68.20 feet; thence North 24 degrees 38' 57" East a distance of 95.71 feet to the point of beginning.

PARCEL 2:

A tract of land situated in Tract 1, "HOMEDALE" Subdivision, in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northerly line of said Tract 1, said point being North 66 degrees 39' 30" West a distance of 64.76 feet from the Northeast corner of said Tract 1; the said point also being North 66 degrees 39' 30" West a distance of 142.96 feet from the Northeast corner of Tract 2A "HOMEDALE"; thence North 66 degrees 39' 30" West along the Northerly line of said Tract 1 a distance of 90.70 feet; thence South 38 degrees 48' 28" West a distance of 94.97 feet; thence South 65 degrees 21' 03" East a distance of 113.91 feet; thence North 24 degrees 38' 57" East a distance of 94.71 feet to the point of beginning.

PARCEL 3:

A tract of land situated in Tract 1, "HOMEDALE" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point located North 66 degrees 39' 30" West a distance of 155.46 feet and South 38 degrees 48' 28" West a distance of 94.97 feet from the Northeast corner of said Tract 1; thence South 38 degrees 48' 28" West a distance of 135.79 feet; thence South 74 degrees 37' East a distance of 119.71 feet; thence North 24 degrees 38' 57" East a distance of 112.40 feet; thence North 65 degrees 21' 03" West a distance of 84.92 feet to the point of beginning.

PARCEL 4:

A tract of land situated in Tracts 1 and 2A "HOMEDALE" Subdivision in Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point located North 00 degrees 20' East a distance of 594.00 feet and North 74 degrees 37' West a distance of 182.59 feet from the Southeast corner of said Tract 2A; thence North 74 degrees 37' West a distance of 69.09 feet; thence North 24 degrees 38' 57" East a distance of 112.40 feet; thence South 65 degrees 21' 03" East a distance of 68.20 feet; thence South 24 degrees 38' 57" West a distance of 101.28 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying Northeasterly of Southwesterly line of Klamath Irrigation District Lateral A-3-F, together with a perpetual non-exclusive easement for access purposes, said easement being in the NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the North line of Anderson Avenue, said point being 180 feet East of the intersection of the West line of the NE1/4 NE1/4 of said Section 15 and the North line of Anderson Avenue; thence continuing East along the North line of Anderson Avenue a distance of 20 feet; thence North parallel to the West line of said NE1/4 NE1/4 a distance of 100 feet; thence West parallel to the North line of Anderson Avenue a distance of 110 feet; thence South parallel to the West line of said NE1/4 NE1/4 a distance of 20 feet; thence East parallel to the North line of Anderson Avenue a distance of 90 feet; thence South parallel to the West line of said NE1/4 NE1/4 a distance of 80 feet to the point of beginning.

SUBJECT TO:

1. Trust Deed dated November 6, 1986 and recorded on November 6, 1986 in Volume M86, page 20191, Microfilm Records of Klamath County, Oregon in favor of Klamath First Federal Savings and Loan Association, as Beneficiary. (covers Parcel 7)
2. Trust Deed dated September 26, 1989 and recorded on September 26, 1989 in Volume M89, page 18112, Microfilm Records of Klamath County, Oregon in favor of Klamath First Federal Savings and Loan Association, as Beneficiary with Assignment of Rentals recorded in Volume M89, page 18119, Microfilm Records of Klamath County, Oregon also in favor of Klamath First Federal Savings and Loan Association. (covers Parcels 1 - 6)
3. Trust Deed dated September 28, 1989 and recorded on October 17, 1989 in Volume M89, page 19712, Microfilm Records of Klamath County, Oregon in favor of David J. Davis & Norma B. Davis, husband and wife, as Beneficiary. (covers Parcels 1 - 6)
4. Trust Deed dated September 28, 1989 and recorded on October 17, 1989 in Volume M89, page 19717, Microfilm Records of Klamath County, Oregon in favor of David J. Davis & Norma B. Davis, husband and wife, as Beneficiary. (covers Parcel 7)
5. Trust Deed dated September 28, 1989 and recorded on October 17, 1989 in Volume M89, page 19721 Microfilm Records of Klamath County, Oregon in favor of David J. Davis and Norma B. Davis, Husband and wife, as Beneficiary. (covers Parcels 1 - 7)

The Grantees named in this Warranty Deed DO NOT agree to assume nor pay the above described Trust Deeds (1 through 5) and the Grantors named herein hereby agree to hold the Grantees harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 10th day of Nov A.D., 19 94 at 3:47 o'clock P M., and duly recorded in Vol. M94 of Deeds on Page 34763.

FEE \$40.00

Evelyn Biehn
By [Signature] County Clerk