



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01043010

AFTER RECORDING RETURN TO:
 BERNARD L. & RHEA E. SIMONSEN, TRUSTEES
9390 Highway 140 East
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

MARK M. COLLINS AND PHILIP M. COLLINS, OR THE SURVIVOR OF THEM, AS TRUSTEES OF THE "MICHAEL COLLINS 1994 IRREVOCALBE TRUST" hereinafter called GRANTOR(S), convey(s) to BERNARD L. SIMONSEN AND RHEA E. SIMONSEN, TRUSTEES OF THE SIMONSEN FAMILY TRUST DATED 3/20/86, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

CODE 20 MAP 3908-28DO TAX LOT 100

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$70,000.00. THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE NAMED IS DONE AT THE DIRECTION OF REAL ESTATE EXCHANGE, INC., AS PART OF A TAX DEFERRED EXCHANGE FOR THE BENEFIT OF SAID GRANTEE.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF the grantor has executed this instrument this 22 day of April, 1995.

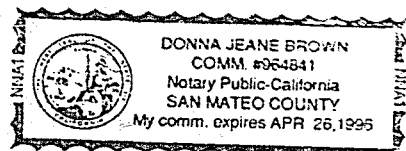
Mark M. Collins
 MARK M. COLLINS, TRUSTEE

Philip M. Collins 4/17/95
 PHILIP M. COLLINS, TRUSTEE

Mark M. Collins
 MARK M. COLLINS, INDIVIDUALLY

Philip M. Collins 4/17/95
 PHILIP M. COLLINS, INDIVIDUALLY

STATE OF)
) ss.
 County of)



The foregoing instrument was acknowledged before me this 22 day of April, 1995, by MARK M. COLLINS

Before me: Donna Jeane Brown
 Notary Public for
 My Commission Expires: Apr 26 - 1996

STATE OF

Continued on next page

WARRANTY DEED
PAGE 2

11250

State of New York
County of New York

The foregoing instrument was acknowledged before me this 17 day of April, 1994, by PHILIP M. COLLINS.

Befor me: Laurie Thompson
Notary Public for
My Commission Expires: Mar 30, 1996

LAURIE THOMPSON
Notary Public, State of New York
No. 4665382
Qualified in New York County
Commission Expires March 30, 1996

EXCHANGE SON AND BENEFIT OF RYD GUYARD
THE DISSEMINATION OF EAST ESTATE EXCHANGE, INC. TO THE
EXECUTION OF THIS DEED DISSEMINATE TO THE CHANCEES AND
THE (THE SON AND BENEFIT) CONSIDERATION FOR THIS DEED

THE (THE SON AND BENEFIT) CONSIDERATION FOR THIS DEED

THE (THE SON AND BENEFIT) CONSIDERATION FOR THIS DEED

THE (THE SON AND BENEFIT) CONSIDERATION FOR THIS DEED

CODE 38 WVB 3800-3800 LXX JUL 199

REBEL.....

THIS REFERENCE MADE BY THIS REFERENCE TO THROUGH REBEL REBEL
SEN FROM DESCRIPTION MARKED REBEL LXX VANDERBILT SEN

OLDEN DESCRIPTION REBEL

THE (THE SON AND BENEFIT) CONSIDERATION FOR THIS DEED

STATE OF NEW YORK

REBEL LXX SEN

REBEL LXX SEN

REBEL LXX SEN

REBEL LXX SEN

REBEL LXX SEN

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EXHIBIT "A"

A parcel of land lying within the bounds of that tract of real property recorded in Book 222 at Page 301, Deed Records of Klamath County, Oregon, described therein as being a portion of the SE 1/4 of the SE 1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said parcel of land being more particularly described as follows:

Beginning at the Northwest corner of above said tract of real property which corner is described as bearing East along the Section line 2074.11 feet; thence North 25 degrees 22' West 761.0 feet from the quarter corner on the South boundary of said Section 28 and which is also described as being on the Southerly right of way line of the Klamath Falls-Ashland Highway; thence Easterly along said right of way line a distance of 418.00 feet to a 1/2 inch steel rod marking the true point of beginning of this description; thence following along the Southerly right of way line of the aforesaid highway North 47 degrees 20' East 143.16 feet to a 1/2 inch steel rod the Westerly right of way boundary of an existing County Road; thence along same, South 35 degrees 13' East a distance of 265.00 feet to a 1/2 inch steel rod; thence South 47 degrees 20' West parallel with the first course described above, a distance of 190.64 feet to a 1/2 inch steel rod; thence North 25 degrees 22' West 275.21 feet to the true point of beginning.

CODE 20 map 3908-28DO TL 100

CALIFORNIA CERTIFICATE OF ACKNOWLEDGEMENT

11252
NO. 6018

State of California

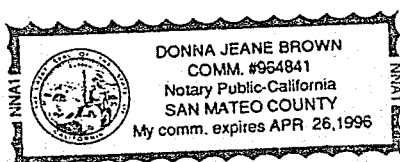
County of San Mateo } ss.

On 4-22-1995 before me, Donna Jeane Brown
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared MARK M COLLINS

NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~ executed the same in his/~~her~~ authorized capacity(~~ies~~), and that by his/~~her~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.



WITNESS my hand and official seal.

Donna Jeane Brown
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)
☐ PARTNER(S) ☐ LIMITED
☐ GENERAL

☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR

☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Warrant, Deed
TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

3-26-1995
DATE OF DOCUMENT

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & EScrow the 1st day
of May A.D., 19 95 at 10:59 o'clock A M., and duly recorded in Vol. 11249
of Deeds on Page 11249

FEE \$45.00

By Bernetha G. Letsch, County Clerk