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VOL 97 Page 9314

GRANTOR:

Scott M. McCollum, as custodian for
Scott Dennis McCollum under the
Oregon Uniform Transfers to Minors Act
2487 Crater Lake Highway
P.O. Box 4686
Medford, OR 97501

GRANTEE:

Rogue Partners Limited Partnership
2487 Crater Lake Highway
P.O. Box 4686
Medford, OR 97501

AFTER RECORDING RETURN TO:

David R. Ambrose, Esq.
Ambrose & Associates, P.C.
1670 KOIN Center
222 SW Columbia Street
Portland, OR 97201-6616

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:**

Rogue Partners Limited Partnership
2487 Crater Lake Highway
P.O. Box 4686
Medford, OR 97501

K-50160

WARRANTY DEED--STATUTORY FORM

Scott M. McCollum, as custodian for Scott Dennis McCollum under the Oregon Uniform Transfers to Minors Act ("Grantor"), conveys and warrants to Rogue Partners Limited Partnership, an Oregon limited partnership ("Grantee"), the real property described as follows:

See Exhibit "A" attached hereto and incorporated as if fully set forth herein (the "Property")

free of encumbrances, except the following: all zoning ordinances, building restrictions, assessments and special assessments.

The true consideration for this conveyance is other property of value received by Grantor.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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 EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

Dated effective the 5th day of March, 1995.

GRANTOR

By: 

Scott M. McCollum, as custodian for
Scott Dennis McCollum under the
Oregon Uniform Transfers to Minors Act

STATE OF OREGON)
)ss.
County of Jackson)

This instrument was acknowledged before me on March 17, 1997, by Scott M. McCollum, as custodian for Scott Dennis McCollum under the Oregon Uniform Transfers to Minors Act.


Notary Public for Oregon

My Commission Expires: Dec 21, 1999

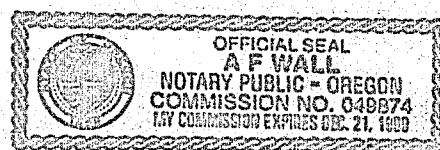


Exhibit "A"

An undivided one-third (33-1/3%) interest in the following described real property situated in Klamath County, Oregon, to-wit:

That portion of Government Lots 23 and 24, Section 12 T36S, R10E of WM, more particularly described as follows:

Commencing at the intersection of the Easterly line of said Lot 24 with the Southerly line of Sprague River, thence Southwesterly along the Southerly and Easterly line of Sprague River to a point on the South line of said Lot 23; thence East along the South line of Lots 23 and 24 to the Southeast corner of said Lot 24; thence North along the East line of said Lot 24 to the point of beginning.

and

The following described real property situated in Klamath County, Oregon, to-wit: :

That portion of Government Lots 22 and 23, Section 12 T36S, R10E of WM, more particularly described as follows:

Beginning at the corner common to Lots 22, 23, 26 and 27 said Section, Township and Range. Thence West along the South line of said Lot 22 to a point on the Easterly line of Sprague River; thence Northeasterly and Southeasterly along Sprague River to a point on the South line of Lot 23; thence West along the South line of said Lot 23 to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County Title _____ the _____ 4th _____ day
of _____ April _____ A.D., 19 97 at _____ 11:06 o'clock _____ A. M., and duly recorded in Vol. _____ M97
of _____ Deeds _____ on Page _____ 9914 _____

FEE \$40.00

Bernetha G. Letsch, County Clerk

by Bernetha G. Letsch

EXHIBIT "A"