

37769

Aspen Title #01045990

Vol. 1197 Page 15021**GRANTOR:**

Scott M. McCollum, personal representative of
the Estate of Melvin W. McCollum, deceased
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

WARRANTY DEED-STATUTORY FORM

Scott M. McCollum, personal representative of the Estate of Melvin W. McCollum, deceased ("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. Further, the Grantor agrees to and shall fully reimburse the Grantee for any and all expenses, costs, attorney fees and related charges incurred by Grantee in obtaining clear title to the Property, in having the Property surveyed and in obtaining

PAGE 1 - WARRANTY DEED-STATUTORY FORM

64071-25/WARRANTY DEED LOYS 16620

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15022

environmental audits of the Property and addressing and resolving any identified environmental concerns to the full satisfaction of the Grantee.

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 the 25th day of April, 1997.

GRANTOR:

Melvin W. McCollum

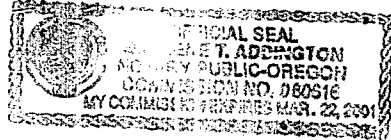
By:

Scott M. McCollum, Personal Representative
for Melvin W. McCollum, deceased

STATE OF OREGON)
Klamath) ss.
County of Jackson)

BE IT REMEMBERED, That on this 25th day of April, 1997, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named SCOTT M. MCCOLLUM, known to me to be the identical individual who executed the foregoing instrument as Personal Representative for MELVIN W. MCCOLLUM, deceased, and acknowledged to me that he executed the same freely and voluntarily as Personal Representative for said MELVIN W. MCCOLLUM for the use and purpose therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



T. Adington
Notary Public for Oregon
My Commission Expires: 3/22/2001

15023

DESCRIPTION OF PROPERTY

PARCEL ONE: Lots 1, 2, 3, 11, 12, 13 and 16, and the W $\frac{1}{2}$ of Lot 15 of the Resubdivision of Block 1 of Canal Addition to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon, SAVING AND EXCEPTING therefrom that portion of said Lot 3, described as follows: Beginning at the corner common to Lots 3, 4 and 5; thence Southeasterly on the line extended between Lots 4 and 5 a distance of 32.93 feet to street; thence Southwesterly along Northwest line of street 12.42 feet to the Southerly corner of Lot 3; thence Northwesterly along line between Lots 3 and 5 a distance of 16.69 feet; thence North 20.42 feet to the point of beginning.

Lots 16 and 20 in Block 4 of Canal Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Also Lot 11 in Block 10 of Railroad Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. SAVING the Easterly 1 foot thereof.

EXHIBIT "A"

15024

IN THE CIRCUIT COURT OF THE STATE OF OREGON
FOR THE COUNTY OF MULTNOMAH

Department of Probate

In re the Estate of

MELVIN W. McCOLLUM,

Deceased.

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)

Case No. 970390366

ORDER ADMITTING WILL TO
PROBATE AND APPOINTING
PERSONAL REPRESENTATIVE

The Court accepts the Petition of David R. Ambrose for probate of Will and Codicil of the
above-named Decedent,

IT IS THEREFORE ORDERED:

1.

The Last Will of Melvin W. McCollum dated February 13, 1996, as modified by the first
Codicil dated February 17, 1997 is hereby admitted to probate.

2.

Scott M. McCollum is appointed Personal Representative of the estate.

Page 1 - ORDER ADMITTING WILL TO PROBATE AND APPOINTING
PERSONAL REPRESENTATIVE

64075-11/ORDER ADMITTING.V2

AMBROSE & ASSOCIATES, P.C.
Attorneys at Law
1570 KIDDER CENTER
222 SW Columbia Street
Portland, Oregon 97201-5616
Telephone (503) 222-0532
Facsimile (503) 222-0984

15025

1
2 The Personal Representative is not required to file a bond, and Letters Testamentary shall
3 be issued forthwith to the Personal Representative in the manner provided by law.

4 DATED this 11th day of March, 1997.

5
6
7 kl Judge Elizabeth Welch
8 Circuit Court Judge

9 PERSONAL REPRESENTATIVE:

10 Scott M. McCollum
11 PO BOX 4636, 2487
12 Crater Lake Highway
13 Medford, OR 97501
14 (541) 779-1701

15 ATTORNEYS FOR PERSONAL REPRESENTATIVE:

16 David R. Ambrose, OSB # 79255
17 Ambrose & Associates, P.C.
18 222 SW Columbia Street, Suite 1670
19 Portland, OR 97201-6616
20 (503) 222-0552

21 D. Ben Henzel, OSB # 95173
22 Ambrose & Associates, P.C.
23 222 SW Columbia Street, Suite 1670
24 Portland, OR 97201-6616
25 (503) 222-0552
26

15026

MULTNOMAH COUNTY OREGON
DEPARTMENT OF PROBATE

LETTERS TESTAMENTARY

CASE NO. 970390366

THIS CERTIFIES that the Will of MELVIN W. McCOLLUM
deceased, has been proved and SCOTT H. McCOLLUM has/have
been and is/are at the date hereof the duly appointed, qualified
and acting Personal Representative(s) of the Will and estate of
the decedent.

IN WITNESS WHEREOF, I, as Clerk of the Circuit Court of the
State of Oregon for the County of Multnomah, in which proceedings
for administration upon the said estate are pending, do hereby
subscribe my name and affix the seal of said court.



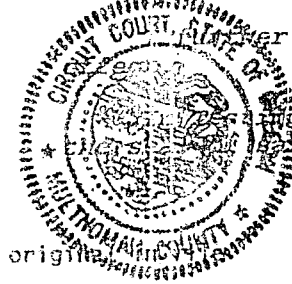
this 11TH day of MARCH 1997.

Clerk of the Court
By PAULINE WILSON

CERTIFICATE

STATE OF OREGON)
MULTNOMAH COUNTY) ss.

I, Administrator of the Circuit Court of the State of Oregon,
for Multnomah County, which Court has exclusive jurisdiction of
all probate proceedings in said County, do hereby certify that the
foregoing copy of Letters Testamentary has been compared by me
with the original, and that it is a correct transcript therefrom,
and of the whole of such original, as the same appears of record
in my office and in my custody.



original

I further certify that said Letters are now in full force and

testimony whereof, I have hereunto set my hand and affixed
my seal of said Court.

This MAR 12 1997

ADMINISTRATOR
By Pauline Wilson

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day
of May A.D., 19 97 at 3:58 o'clock P. M., and duly recorded in Vol. 1497
of Deeds on Page 15021

FEE \$55.00

Bernetha G. Letsch, County Clerk
by Kathleen Rose