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THIS INDENTURE Made this 18th day of JULY, 1997, by and between Scott M. McCollum the duly appointed, qualified and acting personal representative of the estate of Melvin W. McCollum deceased, hereinafter called the first party, and Rogue Partners Limited Partnership, an Oregon limited partnership hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

**Other property or value received by Grantor

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ ** see above

ⓐ However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).ⓐ

IN WITNESS WHEREOF, the first party has executed this instrument. If first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 30.030.

Scott M. McCollum, Personal Representative
of the Estate of Melvin W. McCollum

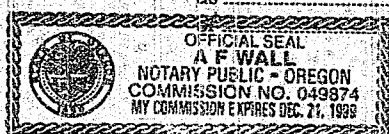
Personal Representative
of the Estate of Melvin W. McCollum Deceased.

NOTE--The sentence between the symbols ⓐ, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON, County of TJCKSON

This instrument was acknowledged before me on July 18, 1997
by Scott M. McCollum, Personal Representative of the Estate of Melvin W. McCollum

This instrument was acknowledged before me on 19, 1997
by W. McCollum
as _____



Wall Notary Public for Oregon
My commission expires Dec 21, 1997

The Estate of Melvin W. McCollum
by Scott M. McCollum, Personal Rep.

Grantor's Name and Address
Rogue Partners Limited Partnership

Grantor's Name and Address
After recording return to (Name, Address, Zip):

Rogue Partners Limited Partnership
2487 Crater Lake Highway, Medford, Ore. 97501

Until requested otherwise send all tax statements to (Name, Address, Zip):
Same as above

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____ }

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____, Deputy

EXHIBIT "A"

PARCEL 1:

Lot 4 and the North 10 feet of Lot 5, Block 206, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 2:

The Southerly 40 feet of Lot 5, Block 206, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

PARCEL 3:

The Northerly 11 feet of Lot 6, Block 206, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DC TL 13700

CODE 1 MAP 3809-33DC TL 13600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day
of August A.D. 19 97 at 11:21 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 26829

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross