

**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, an Oregon 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-50367*

**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

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.

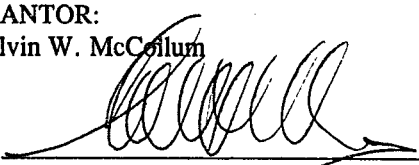
THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST 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 3 day of November, 1997.

GRANTOR:

Melvin W. McCollum

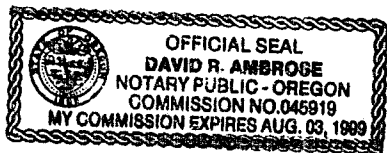
By:

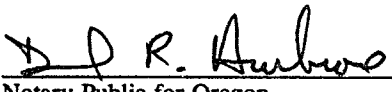
  
Scott M. McCollum, Personal Representative  
for Melvin W. McCollum, deceased

STATE OF OREGON                    )  
  )ss.  
County of Multnomah        )

BE IT REMEMBERED, That on this 3 day of Nov, 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.



  
Notary Public for Oregon  
My Commission Expires: 8/3/99

41641

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 23rd day of December A.D., 19 97 at 11:09 o'clock A M., and duly recorded in Vol. M97 of Deeds on Page 41639.

FEE \$40.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rose