

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

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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

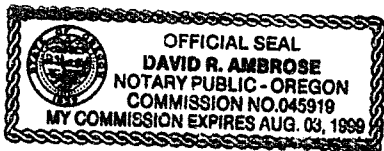
STATE OF OREGON)

)ss.

County of Multnomah)

BE IT REMEMBERED, That on this 3rd 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.



D. R. Ambrose
Notary Public for Oregon

My Commission Expires: 8/3/99

DESCRIPTION OF PROPERTY

Township 38 South, Range 10 East of the Willamette Meridian

Section 36: S $\frac{1}{2}$, SAVING AND EXCEPTING all that portion of the W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 36 which lies Westerly from the Westerly boundary of the right of way of the Klamath Falls-Lakeview Highway and more particularly described as follows: Beginning at the Southwesterly corner of said Section 36 and running thence North 0°23' East along the Westerly boundary of said Section 36, 2610 feet, more or less, to its intersection with the Westerly boundary of the right of way of said Klamath Falls-Lakeview Highway; thence Southerly following said right of way line 2625 feet, more or less, to its intersection with the Southerly boundary of said Section 36; thence West along said Section boundary 51.3 feet, more or less, to the point of beginning.

S $\frac{1}{2}$ N $\frac{1}{2}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$, SAVING AND EXCEPTING all that portion of the W $\frac{1}{2}$ NW $\frac{1}{4}$ lying West of the Klamath Falls-Lakeview Highway, and also SAVING AND EXCEPTING therefrom that portion conveyed to the State of Oregon by deed recorded in Vol. 111 at page 201, and more particularly described as follows: Beginning at a point on the Westerly right of way line of the Klamath Falls-Lakeview Highway, said point being 30 feet distant from (when measured at right angles to) the center line of said highway at Engineer's Station 694 + 53.1, said point being 636 feet South and 370 feet East of the Northwest corner of Section 36; thence North 76°24' West a distance of 150 feet; thence North 13°36' East a distance of 290.4 feet; thence South 76°24' East a distance of 150 feet to the Westerly right of way line of said Klamath Falls-Lakeview Highway; thence South 13°36' West along said right of way line a distance of 290.4 feet to the point of beginning.

Township 39 South, Range 10 East of the Willamette Meridian

Section 1: ALL, SAVING AND EXCEPTING that portion of Lot 4 of said Section 1 which lies Westerly from the Westerly boundary of the right of way of The Klamath Falls-Lakeview Highway, and more particularly described as follows: Beginning at the Northwesterly corner of said Section 1 and running thence South 1°28' East along the Westerly boundary of said Section 1, 304.5 feet, more or less to its intersection with the Westerly boundary of the right of way of the Klamath Falls-Lakeview Highway; thence North 8° 08' East along said right of way boundary 307.7 feet to its intersection with the Northerly boundary of said Section 1, thence West along said Section boundary 51.3 feet, more or less, to the point of beginning.

Section 2 & Section 11: Beginning at the Northeast corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2, Township 39 South, Range 10 E.W.M., and running West to the Easterly right of way line of the Oregon California & Eastern Railroad; thence Southwesterly along the right of way to a point in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 11, which lies due North 375 feet from the centerline of Oregon Highway 66, which said point is 200 feet from, when measured at right angles to, the centerline of said highway; thence parallel to and 200 feet at right angles from

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said centerline to the Easterly boundary line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 11; thence due North to point of beginning.

Section 12: NW $\frac{1}{4}$ NW $\frac{1}{4}$, SAVING AND EXCEPTING therefrom all that portion lying South of a line 200 feet due North of the centerline of Oregon Highway 66 and running parallel to said Highway to a point on the South boundary of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, which is 200 feet due North of said centerline, less all present existing rights of way.

That portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ lying North of the Klamath Irrigation District "E" Canal.

Beginning at the Northwest corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Township 39 South, Range 10 E.W.M., and running thence due South of the Northern right of way line of Klamath Irrigation District "E" Canal, thence Northeasterly along said right of way line 500 feet; thence Northeasterly to a point on the Northern boundary line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ which point lies due East 990 feet from the point of beginning, thence due West 990 feet 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 41642.

FEE \$45.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose