

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 KCIN 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

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

EXHIBIT "A"

Lot 13 and 14, Block 206 Mills Second Addition to the City of Klamath Falls,
Oregon, according to the official plat thereof on file in the office of the County Clerk,
Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day
of January A.D., 19 98 at 3:53 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 1598.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross