

JOHN R. NICKELSON AND SHIRLEY D. NICKELSON, AS TENANTS BY THE ENTIRETY AS TO AN UNDIVIDED 1/2 INTEREST, AND JOHN W. NICKELSON AS TO AN UNDIVIDED 1/2 INTEREST, AS TENANTS IN COMMON,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

TRUSTEES OF THE ROLLINS LOVING TRUST DATED JULY 18, 1990,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 30.930.

The true and actual consideration for this conveyance is \$ 41,200.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. BOX 918, KENO, OR 97627

Dated this 6th day of march, 1998.

John R. Nickelson
JOHN R. NICKELSON

Shirley D. Nickelson
SHIRLEY D. NICKELSON

John W. Nickelson
JOHN W. NICKELSON

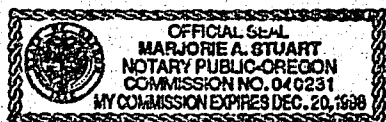
STATE OF Oregon

COUNTY OF Klamath

SS. March 6 19 98

Personally appeared the above named John R. Nickelson and Shirley D. Nickelson and John W. Nickelson

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT43893-MS

Return to:

ROLLINS LOVING TRUST
P.O. BOX 918
KENO, OR 97627

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A portion of Lot 8, Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of Lot 8, Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon 660.00 feet South from the Northeast corner of said Lot 8; thence West at right angles to said East line of said Lot 8 to a point on the Easterly line of Keno-Worden Highway and the point of beginning of this description; thence Northwesterly along said Easterly line of said Highway 160.00 feet; thence East 200.00 feet; thence Southeasterly parallel with and 200.00 feet from the Keno-Worden Highway 160.00 feet; thence West 200.00 feet to said Highway right of way and point of beginning of this description.

PARCEL 2:

A tract of land situated in Government Lot 8 (SW1/4 SE1/4) of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of the Keno-Worden Road from which the South 1/4 corner of said Section 6 bears South 20 degrees 58' 15" West, along said Easterly line, 160.00 feet and South 07 degrees 12' 03" West 677.55 feet; thence North 20 degrees 58' 15" West, along said Easterly line, 43.00 feet; thence South 89 degrees 24' 57" East 200.00 feet; thence South 20 degrees 58' 15" East 43.00 feet; thence North 89 degrees 24' 57" West 200.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 25th day
of March A.D., 19 98 at 3:27 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 9673

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross