

WARRANTY DEED

FRANCES J. COLLIER, "Grantor", hereby conveys and warrants her interest interest to FRANCES J. COLLIER AND EMERSON J. COLLIER TRUSTEES OF THE FRANCES J. COLLIER REVOCABLE LIVING TRUST DATED JULY 13, 1998, or to such Successor Trustees of such trusts created under such instrument as may hereafter be appointed, as "Grantee", the following real property, free of encumbrances except for matters of public record:

See Exhibit "A" attached hereto and by this reference incorporated herein.

THE LIABILITIES AND OBLIGATIONS OF THE GRANTOR TO GRANTEE AND GRANTEE'S HEIRS AND ASSIGNS UNDER THE WARRANTIES AND COVENANTS CONTAINED HEREIN OR PROVIDED BY LAW SHALL BE LIMITED TO THE EXTENT OF COVERAGE THAT WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

The true consideration for this conveyance is the sum of \$-0- (Done for Estate Planning Purposes).

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.

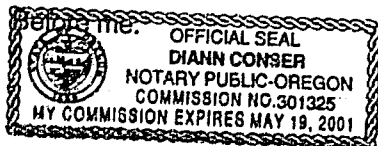
DATED this 16 day of July, 1998.

Frances J. Collier
Frances J. Collier

STATE OF OREGON, COUNTY OF YAMHILL)

July 16, 1998

Personally appeared the above named FRANCES J. COLLIER, and signed the within instrument as her voluntary act and deed.



Diann Conser
Notary Public for Oregon
My Commission Expires: 5-19-2001

After recording, return to:

Douglas S. Fredricks, Attorney
P.O. Box 480

McMinnville, OR 97128

Send Tax Statements to:

Emerson & Frances Collier, Trustees

P.O. Box 673

McMinnville, OR 97128

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EXHIBIT "A"

Property situated in Klamath County, Oregon, to-wit:

Lots 58, 59 and 60 in Block 70 of FIFTH ADDITION TO NIMROD RIVER PARK, in the County of Klamath and State of Oregon.

SUBJECT TO:

- (1) Order recorded March 17, 1966, in Deed Volume M-66 at Page 2325;
- (2) Reservations recorded May 15, 1959, in Deed Volume 312 at Page 436;
- (3) Easement for public utility;
- (4) Set back line as shown in the Plat and Dedication of Fifth Addition to Nimrod River Park;
- (5) Covenants, easements and restrictions recorded July 22, 1968, in Deed Volume M-68 at Page 6636.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Douglas S. Fredricks the 21st day
of July A.D., 19 98 at 2:21 o'clock P.M., and duly recorded in Vol. M98,
of Deeds on Page 26521.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Kathleen Ross