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Vol. 198 Page 41512

STATUTORY WARRANTY DEED

JERRY MOLATORE AND YVETTE MOLATORE

conveys and warrants to CLYDE COLLINS AND LINDA J. COLLINS, HUSBAND AND WIFE, Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: _____, Grantee,

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 450,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 29 day of October 19 98

JERRY MOLATORE

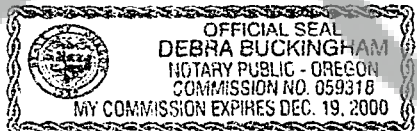
YVETTE MOLATORE

STATE OF OREGON
County of KIAMATH } ss.

BE IT REMEMBERED, That on this 12th day of November 1998 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JERRY MOLATORE AND YVETTE MOLATORE

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

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 12/19/2000

Title Order No. K-51579
Escrow No. K515799

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
CLYDE COLLINS
14815 S. BROADWAY
GARDENA, CALIFORNIA 90248
Name, Address, Zip
Until a change is requested all tax statement shall be sent to the following address:
CLYDE COLLINS
14815 S. BROADWAY
GARDENA, CALIFORNIA 90248
Name, Address, Zip

EXHIBIT "A"

The S½NW¼ and S½ of Section 1, Township 39 South, Range 11 East of the Willamette Meridian.

The SW¼ of Section 36, Township 38 South, Range 11 East of the Willamette Meridian.

The NW¼ of Section 12, Township 39 South, Range 11 East of the Willamette Meridian, EXCEPTING that portion of the SW¼NW¼ described in Book 153 at page 261, Deed Records of Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of the NW¼ of Section 12, Township 39 South, Range 11 East of the Willamette Meridian; thence East 6 rods; thence North 80 rods; thence West 6 rods; thence South to the point of beginning.

The E½ of Section 12, Township 39 South, Range 11 East of the Willamette Meridian, lying Northerly of McCartie Lane, a Klamath County Road.

The SE¼NE¼, NE¼SE¼ of Section 2, Township 39 South, Range 11 East of the Willamette Meridian.

That portion of the SW¼ of Section 12, Township 39 South, Range 11 East of the Willamette Meridian, lying North of McCartie Lane, a Klamath County Road.

LESS that portion of the above described lands deeded to Richard H. Hovey for a fifty-foot railroad right of way described in Volumes 93 page 86, 91 page 528, 91 page 20, 91 page 531, Deed Records of Klamath County, Oregon, and also easements and portions deeded to Horsefly Irrigation District for laterals and canals.

EXHIBIT "B"
RESERVATION

Grantors reserve for the benefit of themselves and Grantors' children, CLIFTON K. MOLATORE, ANDREW M. MOLATORE and MELANIE A. MOLATORE, and for the benefit of THOMAS L. MOLATORE, for a period of time ending on the death of the last to die of Grantors and THOMAS L. MOLATORE, an easement on the property conveyed by this deed for the purpose of hunting. The rights reserved include the right for each person named herein to be accompanied by one guest. Said hunting rights shall not unreasonably interfere with farming or ranching operations on the property and Grantors agree to indemnify Grantee from any claims resulting from said hunting.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 13th day
of November A.D. 19 98 at 3:00 o'clock P. M. and duly recorded in Vol. M98
of Deeds on Page 41512.

FEE \$40.00

By Bernetha G. Letsch County Clerk
Kathleen Ross