

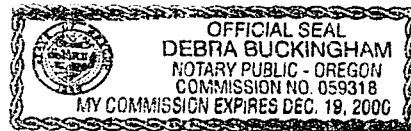


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98 NO. 13 P3:00 Vol. 1798 Page 41518

STATUTORY WARRANTY DEED

THOMAS L. MOLATORE

conveys and warrants to CLYDE COLLINS AND LINDA J. COLLINS, HUSBAND AND WIFE, Grantor,
Grantee.the following described real property free of liens and encumbrances, except as specifically set forth herein:
ALL THAT PORTION OF SECTION 12, TOWNSHIP 39 SOUTH, RANGE 11 EAST OF THE
WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, LYING SOUTHERLY
OF THE COUNTY ROAD;AND THE WESTERLY 820 FEET OF TRACT 13, AND ALL TRACTS 14 AND 15, OF
RIVERSIDE TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE
OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.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 \$ 300,000.00 (Here comply with the requirements of ORS 93.020)Dated this 22 day of October 19 98Thomas L. Molatore
THOMAS L. MOLATORESTATE OF OREGON
County of KLAMATH } ss.BE IT REMEMBERED, That on this 13th day of November 19 98, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
THOMAS L. MOLATOREknown to me to be the identical individual described in and who executed the within instrument and acknowledged to
me that HE 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.Debora Buckingham
Notary Public for Oregon.
My Commission expires 12-19-2000Title Order No. K-51580
Escrow No. K51580D

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

CLYDE COLLINS14815 S. BROADWAYGARDENA, CALIFORNIA 90248

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address.CLYDE COLLINS14815 S. BROADWAYGARDENA, CALIFORNIA 90248

Name, Address, Zip

EXHIBIT "B"

RESERVATION

Grantor reserves for the benefit of himself, JERRY M. MOLATORE, YVETTE M. MOLATORE, CLIFTON K. MOLATORE, ANDREW M. MOLATORE and MELANIE A. MOLATORE, for a period of time ending on the death of the last to die of Grantor, JERRY M. MOLATORE and YVETTE M. 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 Grantor agrees 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 41518.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Kathleen Ross