

GRANTOR NAME AND ADDRESS David C. and Lois A. Goeres  
1124 Frontage Rd., Klamath Falls, Oregon 97601  
 GRANTEE NAME AND ADDRESS Goeres Property Management, LLC  
1124 Frontage Rd., Klamath Falls, Oregon 97601  
 AFTER RECORDING RETURN TO Neal G. Buchanan  
435 Oak Ave., Klamath Falls, Oregon 97601  
 SEND TAX STATEMENTS TO Grantee

### WARRANTY DEED - STATUTORY FORM

David C. Goeres and Lois A. Goeres, husband and wife, Grantor(s), convey and warrant to Goeres Property Management, LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

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

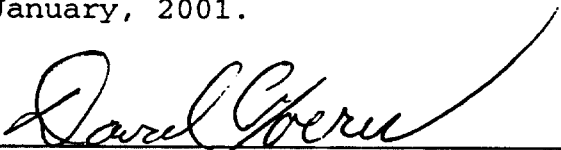
SUBJECT TO all of those items of record as of the date of this deed and those shown below, if any.

ALSO SUBJECT TO the terms and provisions of a certain Trust Deed securing payment of a Promissory Note wherein David C. Goeres and Lois A. Goeres are Grantors, and Klamath First Federal Savings and Loan Association is beneficiary, such Trust Deed having been recorded at Vol. M99, Page 44877, Mortgage Records of Klamath County, Oregon.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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 \$0. However, the true and actual consideration consists of or includes other property or value given or promised which is the whole consideration, being an exchange of property.

DATED this 23 day of January, 2001.

  
 David C. Goeres

  
 Lois A. Goeres

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on January 23 2001 by David C. Goeres and Lois A. Goeres.



  
 NOTARY PUBLIC FOR OREGON

## EXHIBIT A

A portion of Tracts 32 and 33A of ENTERPRISE TRACTS, described as follows:

Beginning at the three quarter inch iron pipe marking the Southeast corner of said Tract 32 of ENTERPRISE TRACTS; thence Northwesterly along the arc of a curve to the right, having a central angle of 33 degrees 41'15" and a radius of 170.0 feet, a distance of 99.95 feet; thence North 55 degrees 52'30" West, a distance of 80.29 feet to the Easterly line of Austin Street; thence South 34 degrees 07'30" West along said line a distance of 140.88 feet to the Northwesterly corner of parcel conveyed to Abby's Pizza Inns by Deed recorded in Volume M72, page 6088, Microfilm Records of Klamath County, Oregon; thence South 55 degrees 52'30" East along the Northerly line of said parcel and its Easterly extension, a distance of 286.75 feet, more or less, to the Easterly line of said Tract 33A; thence North 0 degrees 21'45" East along said line a distance of 207.73 feet, more or less, to the point of beginning.

State of Oregon, County of Klamath  
Recorded 01/25/01, at 12:03 p. m.  
In Vol. M01 Page 3048  
Linda Smith,  
County Clerk Fee \$ 26.00