

GOODRICH AND PENNINGTON MORTGAGE FUND I, LP,

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

KATHRYN E. BICE, an unmarried woman,

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 \$ 140,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 135036 RIVERVIEW, CRESCENT, OR 97733

Dated this 30th day of December, 2002.

GOODRICH AND PENNINGTON MORTGAGE FUND

I, LP

BY:

JENNIFER OVERHOLT

State of Oregon, County of Klamath

Recorded 01/02/2003 3:35 p. m.

Vol M03 Pg 00336-38

Linda Smith, County Clerk

Fee \$ 3.00 # of Pgs 3

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on December ____, 2002 by JENNIFER OVERHOLT.

Notary Certificate Attached

(Notary Public for Oregon)

My commission expires

ESCROW NO. AP0753533

Return to:

KATHRYN E. BICE
135036 RIVERVIEW
CRESCENT, OR 97733

31.00
M

00337

State of California
County of Sonoma

On DECEMBER 30, 2002 before me, B.A. Duncan - Notary Public,

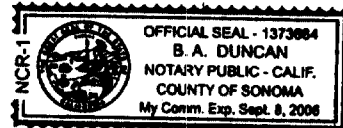
personally appeared JENNIFER OVERHOLT

() Personally known to me OR

(X) Proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is / are subscribed to the within instrument and
acknowledged to me that he / she / they executed the same in
his / her / their authorized capacity(ies), and that by his / her / their
signature(s) on the instrument the person(s), or entity upon
behalf of which the person(s) acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.





CAPACITY CLAIMED BY SIGNER

- () Individual
(X) Corporate ASSISTANT CORPORATE SECRETARY (Title)
() Partners - () Limited () General
() Attorney-in-fact
() Trustee(s)
() Guardian/Conservator
() Other _____

SIGNER IS REPRESENTING GOODRICH & POMMINGTON MORTGAGE
FUND INC

This certificate attached to: WARRANTY DEED

re: 135036 RIVERVIEW,
CRESCENT OR 97733

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Section 36; thence South 89 degrees 28' 54" East along the Southerly line of said Section 36, 254.05 feet to the Westerly line of that certain parcel described in Deed Volume M74, page 13285, being the official Klamath County Records; thence North 00 degrees 34' 19" East along the Westerly line of said parcel described in Deed Volume M74, page 13285, 202.25 feet to the Northwest corner of that parcel described in Deed Volume M74, page 13285; thence South 89 degrees 25' 41" East along the Northerly line of said parcel described in Deed Volume M74, page 13285, 546.69 feet to the Southwest corner of that certain parcel described in Deed Volume M77, page 17497 being the official Klamath County Records; thence North 00 degrees 34' 19" East along the Westerly line of said parcel described in Deed Volume M77, page 17497, 295.00 feet to the Northwest corner of said parcel described in Deed Volume M77, page 17497; thence South 89 degrees 25' 41" East along the Northerly line of said parcel described in Deed Volume M77, page 17495, 528.10 feet to the Easterly line of the SW1/4 of the SW1/4 of said Section 36; thence North 00 degrees 19' 29" East along the Easterly line of said SW1/4 of the SW1/4 of Section 36, 823.43 feet to the Northeast corner of said SW1/4 of the SW1/4, thence North 89 degrees 34' 19" West along the Northerly line of said SW1/4 of the SW1/4, 1,332.27 feet to the Northwest corner of said SW1/4 of the SW1/4; thence South 00 degrees 16' 06" West along the Westerly line of said Section 36, 1,317.59 feet to the point of beginning.

TOGETHER WITH an easement 60 feet in width for purposes of ingress and egress more particularly described as follows:

The Northerly 60 feet of the Southerly 400 feet of the NE1/4 of the SW1/4 of said Section 36 lying West of the Klamath Northern Railroad right of way.

An easement 60 feet in width for purposes of ingress and egress more particularly described as follows:

The Easterly 60 feet of the Southerly 400 feet of the NW1/4 of the SW1/4 of said Section 36.