

RETURN TO: Brandsness, Brandsness, Rudd & Bunch, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: LGO Properties, LLC 8266 W. Zayante Felton, CA 85917
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State of Oregon, County of Klamath
 Recorded 06/12/2003 10:13 A m.
 Vol M03 Pg 39917-19
 Linda Smith, County Clerk
 Fee \$ 31.00 # of Pgs 3

-WARRANTY DEED-

Charles L. Gardner, also known as Charles Gardner, Grantor, conveys and warrants to LGO PROPERTIES, LLC, an Oregon limited liability company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

See attached Exhibit "A"

SUBJECT TO AND EXCEPTING: Covenants, declarations and restrictions; taxes and assessments.

The true and actual consideration for this transfer is Membership Capital.

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 29 day of May, 2003.


Charles L. Gardner

STATE OF CALIFORNIA)
) ss.
County of Santa Cruz)

On this day personally appeared before me Charles L. Gardner to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 29 day of May, 2003.



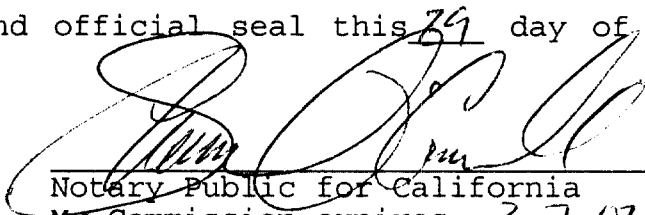

Notary Public for California
My Commission expires: 2-7-04
Print Notary Name: Shannon O'Connell

EXHIBIT "A"

Parcel 1:

The Southerly 80 feet of Lot 465 in Block 121, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Parcel 2:

Beginning at the Southerly line of the Klamath Falls-Ashland Highway, known as the Greensprings Highway at a stake which is South 135 feet from the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian; thence Southwesterly along the South line of said Highway 962 feet to a point, for the point of beginning; thence Southwesterly 160 feet along the Southerly line of said Highway to a stake; thence South 1639.5 feet parallel with the Westerly line of Section 33, Township and Range, to a stake on the Northerly right of way line of the Weyerhaeuser Logging Railroad; thence Northeasterly along the Northerly line of said right of way to a point due South of the point of beginning on a line parallel from said point of beginning to the Westerly line of said Section 33; thence Northerly parallel with the Westerly line of said Section 33, 1609.5 feet, more or less, to the point of beginning, and being in the NW $\frac{1}{4}$ of Section 33, Township 39 South, Range 8 East of the Willamette Meridian. LESS that parcel described as follows:

Beginning on the Southerly line of the Klamath Falls-Ashland Highway known as the Greensprings Highway at a stake which is South 135 feet from the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian; thence Southwesterly along the South line of said Highway 983 feet to a point for the point of beginning; thence Northeasterly along the Southerly line of said Highway 21 feet to a point which is the Northeasterly corner of a parcel of land described in a deed from B. E. Kerns and Clare Kerns, his wife, to Theodore Zarosinski and Ann Zarosinski, his wife, dated December 27, 1944, recorded February 28, 1945 in Book 173 at Page 509, Deed Records of Klamath County, Oregon; thence South along the Easterly line of said tract a distance of 68 feet to a point; thence Northwesterly 69 feet, more or less to the point of beginning.

CODE 21 MAP 3908-33BO TL 2300

Parcel 3:

Beginning at a point on the East line of 10th Street 40 feet Southeast of the Northwesterly corner of Lot 5, Block 57, NICHOLS ADDITION TO KLAMATH FALLS, OREGON; thence Northeasterly at right angles to 10th Street to the U. S. Government Canal right of way; thence Southeasterly along said right of way a distance of 44.09 feet; thence Southwesterly at right angles to 10th Street to the East line of said 10th Street; thence Northwesterly along the East line of 10th Street 40 feet to the point of beginning, being the central 40 feet of Lots 5 and 6, of said Nichols Addition to Klamath Falls, Oregon, EXCEPT that part heretofore deeded to the U. S. Government as canal right of way, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the Southeast 1 foot of the Northwest 80 feet of Lot 6, Block 57 of NICHOLS ADDITION, in the County of Klamath, State of Oregon, which was conveyed to Sophie M. Lutman by deed recorded May 16, 1968 in Book M-68 at Page 4438.

CODE 1 MAP 3809-29DC TL 8400.

Parcel 4:

All that portion of Lots 1, 2, 7 and 8, Block 44, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as follows:

Beginning on the West line of 10th Street at a point thereon distant 6.88 feet Southerly from the corner common to Lots 8 and 1 of said Block; thence Westerly to a point on the West line of Lot 7 of said Block distant 10 feet Northerly from the Southwesterly corner of said Lot 7, (said Westerly line of Lot 7 being a line parallel to 9th Street and distant 155.76 feet therefrom); thence Southerly along said last mentioned line 32.8 feet; thence Easterly to a point on the said West line of 10th Street distant 38.0 feet Southerly from the point of beginning; thence Northerly along the said West line of 10th Street 38.00 feet to the point of beginning.

CODE 1 MAP 3809-29DC TL 15100.

Parcel 5:

Lots 1 and 2 in Block 11 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 6:

Lot 15 in Block 5 of TRACT NO. 1078, SECOND ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 7:

Lot 593, Block 108, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.