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MTL - 65575

AFTER RECORDING, RETURN TO:

Richard L. Goergen and Bethna Goergen
P.O. Box 1210
North Bend, OR 97459

Vol M04 Page 57471

State of Oregon, County of Klamath
Recorded 08/30/04 3:28 P m
Vol M04 Pg 57471-75
Linda Smith, County Clerk
Fee \$ 41 # of Pgs 5

TAX STATEMENTS SHALL BE SENT TO:

Richard L. Goergen and Bethna Goergen
P.O. Box 1210
North Bend, OR 97459

WARRANTY DEED

John Archie Padberg and Jeanette M. Padberg, Grantor, conveys and warrants to Richard L. Goergen and Bethna Goergen, Grantee, the following described real property located in Multnomah County, Oregon, free of encumbrances except as specifically set forth herein:

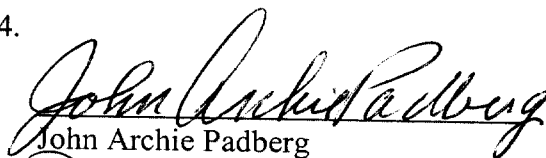
Lots 9 thru 18, inclusive, Block 1 of SHASTA VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

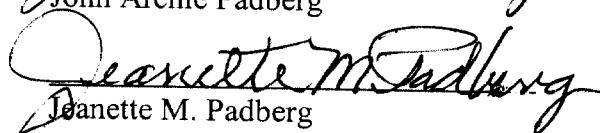
Subject to and excepting the liens and encumbrances shown on Exhibit A attached hereto:

The true and actual consideration for this conveyance received by the Grantor is \$1,250,000, but the whole of the consideration for this conveyance given by the Grantee is other property.

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 23 day of August, 2004.


John Archie Padberg

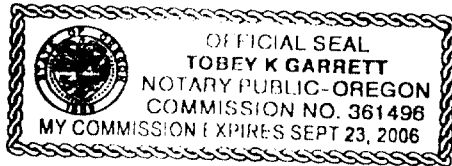

Jeanette M. Padberg

400 Am 1 - Warranty Deed

STATE OF OREGON)
) ss.
County of Morrow)

57472

The foregoing instrument was acknowledged before me this 23rd day of August, 2004, by John Archie Padberg and Jeanette M. Padberg.



Tobey K. Garrett
Notary Public for Oregon
My commission expires: Sept 23, 2006

EXHIBIT A
Liens and Encumbrances

57473

6. Taxes for the fiscal year 2004-2005, a lien not yet due and payable.

Account No.: 3809-036CC-02600-000

Amount: Not yet available

Affects: A portion of the herein described property

Key No.: 451950

Code No.: 041

Account No.: 3809-036CC-02500-000

Amount: Not yet available

Affects: The remainder of the herein described property

Key No.: 451923

Code No.: 041

11. Reservations and restrictions as contained in Deed Volume 298, page 326, Deed Records of Klamath County, Oregon.

"Subject to the reservation and condition that said lots shall be used for residential purposes."

12. Easement, subject to the terms and provisions thereof;

Recorded: August 8, 1973

Volume: M73, page 10385, Microfilm Records of Klamath County, Oregon

In Favor of: California Pacific Utilities Company, a corporation

For: Electric power or telephone lines and/or gas or water mains

Affects: A strip of land 10 feet in width parallel to and contiguous with the Northerly boundary of Lots 9 and 10

13. Easement, subject to the terms and provisions thereof;

Dated: August 7, 1973

Recorded: August 8, 1973

Volume: M73, page 10386, Microfilm Records of Klamath County, Oregon

In Favor of: California Pacific Utilities Company, a corporation

For: Electric power or telephone lines and/or gas or water mains

Affects: A strip of land 10 feet in width parallel to and contiguous with the Southern boundary of Lots 9 and 10

14. Easement, subject to the terms and provisions thereof;

Dated: April 3, 1974

Recorded: April 11, 1974

Volume: M74, page 4431, Microfilm Records of Klamath County, Oregon

In Favor of: Pacific Power & Light Company, a corporation

For: Electric transmission and distribution line

Affects: As staked out within the mobile home park

15. Easement, subject to the terms and provisions thereof;
Dated: May 3, 1974
Recorded: May 10, 1974
Volume: M74, page 5823, Microfilm Records of Klamath County, Oregon
Re-Recorded: May 21, 1974
Volume: M74, page 6365, Microfilm Records of Klamath County, Oregon
In Favor of: California Pacific Utilities Company
For: Electric power or telephone lines and/or gas or water mains
Affects: A strip of land 10 feet in width parallel to and contiguous with the Northerly boundary of
16. Easement, subject to the terms and provisions thereof;
Dated: September 19, 1975
Recorded: September 19, 1975
Volume: M75, page 11363, Microfilm Records of Klamath County, Oregon
In Favor of: California Pacific Utilities Company
For: Electric power or telephone lines and/or gas or water mains
Affects: A strip of land 10 feet in width centering 37.4' South of and parallel and contiguous with the Northerly boundary of Lots 15 and 16
17. Easement, subject to the terms and provisions thereof;
Dated: January 5, 1976
Recorded: January 15, 1976
Volume: M76, page 726, Microfilm Records of Klamath County, Oregon
In Favor of: Pacific Power & Light Company, a corporation
For: Electric transmission and distribution line
Affects: Portions of the mobile home park
18. Easement, subject to the terms and provisions thereof;
Dated: August 24, 1976
Recorded: November 22, 1976
Volume: M76, page 18552, Microfilm Records of Klamath County, Oregon
In Favor of: Pacific Power & Light Company, a corporation
For: Electric transmission and distribution line
Affects: A strip of land 10' wide within the mobile home park
19. Easement, subject to the terms and provisions thereof;
Dated: October 24, 1979
Recorded: November 7, 1979
Volume: M79, page 26269, Microfilm Records of Klamath County, Oregon
In Favor of: CP National Corporation
For: The right to construct, reconstruct, maintain and operate a natural gas pipe line
Affects: Beginning at a point South 13' of the Northwest corner of Lot 18, thence Easterly and parallel to the North line 350 feet

20. Easement created by instrument, subject to the terms and provisions thereof,
 Recorded: January 5, 1999
 Volume: M99, page 211, Microfilm Records of Klamath County, Oregon
 In favor of: PacifiCorp, an Oregon corporation, its successors and assigns
 For: Underground electric power distribution lines and communication lines
 Affects: A strip of land 10' wide and 450' long within the mobile home park
22. An easement created by instrument, subject to the terms and provisions thereof,
 Dated: August 30, 1999
 Recorded: October 12, 1999
 Volume: M99, page 40467, Microfilm Records of Klamath County, Oregon
 In favor of: PacifiCorp, an Oregon corporation, its successors and assigns
 For: Electric power transmission, distribution, and communication lines
 Affects: A strip of land 10 feet wide and 140 feet long within the mobile home park
23. An easement created by instrument, subject to the terms and provisions thereof,
 Dated: February 16, 2000
 Recorded: February 24, 2000
 Volume: M00, page 5737, Microfilm Records of Klamath County, Oregon
 In favor of: PacifiCorp, an Oregon corporation, its successors and assigns
 For: Electric power transmission, distribution and communication lines
 Affects: A strip of land 10 feet wide and 160 feet long within the mobile home park
24. An easement created by instrument, subject to the terms and provisions thereof,
 Dated: July 30, 2001
 Recorded: August 17, 2001
 Volume: M01, page 41574, Microfilm Records of Klamath County, Oregon
 In favor of: PacifiCorp, an Oregon corporation, its successors and assigns
 For: Electric power transmission, distribution and communication lines
 Affects: A strip of land 10 feet wide and 1000 feet long within the mobile home park