

AFTER RECORDING RETURN TO:

State of Oregon, County of Klamath
Recorded 06/27/05 8:25 a m
Vol M05 Pg 48170-72
Linda Smith, County Clerk
Fee \$ 3/00 # of Pgs 3

PN
Douglas A. Nelson
Doyle, Gartland, Nelson,
McCleery & Wade, P.C.
44 Club Road, Suite 200
Eugene, OR 97401

UNTIL A CHANGE IS REQUESTED,
MAIL ALL TAX STATEMENTS TO:

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

WARRANTY DEED -- STATUTORY FORM

Richard L. Goergen and Bethna Goergen, Grantor, conveys and warrants to Madison Village, LLC, an Oregon limited liability company, Grantee, the real property in Klamath County, Oregon, described on the attached Exhibit A.

This deed is for no consideration, as it is the initial contribution to the LLC.

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: June 21, 2005.

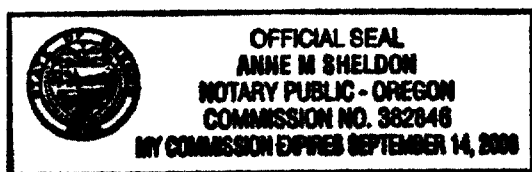
GRANTOR:

Richard L. Goergen
RICHARD L. GOERGEN

Bethna J. Goergen
BETHNA GOERGEN

STATE OF OREGON)
) ss.
County of Lane)

The foregoing instrument was acknowledged before me on June 21, 2005, by Richard L. Goergen and Bethna Goergen.



Anne M. Sheldon
Notary Public for Oregon

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

SUBJECT TO:

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.

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.

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.

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, as staked out within the mobile home park.

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.

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.

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.

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 feet wide within the mobile home park.

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.

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 feet wide and 450 feet long within the mobile home park.

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.

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 ling within the mobile home park.

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. ✓

Tax Account Nos. R451923 and R451950