

'01 OCT 18 PM 3:10

MTL S4997-PS

WARRANTY DEED

Vol. M01 Page 53025

ELI PROPERTY COMPANY, INC., a California corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DENNIS E. POWELL and BARBARA E. POWELL, husband and wife,
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:

Lot 16, Block 3 of TRACT 1201, WILLIAMSON RIVER PINES, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon, TOGETHER WITH an undivided 1/40th interest in Lot
4, Block 2 of TRACT 1201, WILLIAMSON RIVER PINES, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

KEY #700780

MAP #3407-034A0-02500

KEY #700600 (PORTION)

MAP #3407-034A0-01100

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:

SUBJECT TO: Trust Deeds recorded in Volume M99, page 5878 and in Volume
M01, page 24808, Microfilm Records of Klamath County, Oregon, which
buyers herein do NOT agree to assume and pay, and seller shall further
hold buyers harmless therefrom.

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 24,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 810 Pheasant Ridge Road, Del Rey Oaks, CA 93940

Dated this 6th day of Sept., 2001.

ELI PROPERTY COMPANY, INC.

BY: Viktor Penn

VIKTORIA PENN,

CHAIRMAN-OF-THE-BOARD

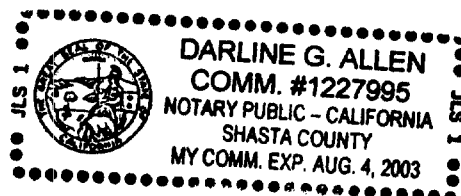
STATE OF CALIFORNIA

COUNTY OF SHASTA

On Sept. 6, 2001 before me, Darline G. Allen
personally appeared VIKTORIA PENN AS CHAIRMAN-OF-THE-BOARD OF ELI PROPERTY
COMPANY, INC. ~~personally known to me~~ (or 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 she executed the same in her
authorized capacity(ies), and that by her signature(s) on the instrument the
person(s) or the entity upon behalf of which the person(s) acted, executed the
instrument.

WITNESS my hand and official seal.

Signature Darline G. Allen



ESCROW NO. MT54997-PS

Return to:

DENNIS E. POWELL
810 Pheasant Ridge Rd.
Del Rey Oaks, CA 93940

State of Oregon, County of Klamath
Recorded 10/18/01 at 3:10 p.m.
In Vol. M01 Page 53025
Linda Smith,
County Clerk Fee \$ 21.00