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Vol M02 Page 1574

State of Oregon, County of Klamath
Recorded 01/10/2002 11:14a m.
Vol M02, Pg 1574-75
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

RECORDING COVER SHEET ALL TRANSACTIONS, PER ORS 205.234

**THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.**

AFTER RECORDING RETURN TO
name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.

The Sespequadalain Family Living Trust
3164 Tyrol Drive
Laguna Beach, CA 92651

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by ORS 205.234(a).
Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Warranty Deed

2. **DIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(b) or
GRANTOR, as described in ORS 205.160.

Eli Property Company, Inc.

3. **INDIRECT PARTY**, name(s) of the person(s) described in ORS 205.125(1)(a) or
GRANTEE, as described in ORS 205.160.

Trustee of the Sespequadalain Family Living Trust dated March 15, 2001

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any
real estate and all memoranda of such instruments, reference ORS 93.030.

\$145,000.00

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING
ADDRESS** for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Same as above

6. **FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or
WARRANT**, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

n/a

7. **THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND
OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED**, for instruments to
be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

n/a

26.00

WARRANTY DEED

1575

ELI PROPERTY COMPANY, INC., a California corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
TRUSTEE OF THE SESPEQUADALIAN FAMILY LIVING TRUST DATED MARCH 15, 2001,
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 23 of TRACT 1316 - PARADISE HILL, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.

KEY #883173

MAP #3809-00600-02000

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 \$ 145,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3164 TYROL DRIVE, LAGUNA BEACH, CA 92651

Dated this 6th day of Dec, 2001.

ELI PROPERTY COMPANY, INC.

BY: Viktoria Penn

VIKTORIA PENN,

CHAIRMAN-OF-THE-BOARD

STATE OF CALIFORNIA

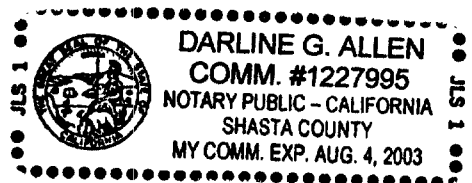
COUNTY OF SHASTA

} ss.

On December 6, 2001 before me, Darline G. Allen
personally appeared VIKTORIA PENN, AS CHAIRMAN-OF-THE-BOARD OF ELI PROPERTY
COMPANY, INC., A CALIFORNIA CORPORATION ~~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 signatures(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. MT55573-PS

Return to:

THE SESPEQUADALIAN FAMILY LIVING TRUST DATED MARCH 15, 2001
3164 TYROL DRIVE
LAGUNA BEACH, CA 92651