

'02 APR 30 AM 11:16

MTL 56812-PS

WARRANTY DEED

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ELI PROPERTY COMPANY, INC., a California corporation,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

DIMITRIOS TSERPES,

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 4, Tract 1279, FIRST ADDITION TO MONTE VISTA RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

KEY #874566

MAP #3507-007DB-00500

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 DEED IN FAVOR OF ROBERT JAMES LEISTEN AND ADRIA SUE LEISTEN RECORDED IN VOLUME M02, PAGE 23171, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, WHICH BUYER HEREIN DOES NOT AGREE TO ASSUME AND PAY.

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 \$ 58,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 825 W. STEVENS AVE. #6, SANTA ANA, CA 92707

Dated this 25th day of April, 2002.

ELI PROPERTY COMPANY, INC.

BY: Viktoria Penn

VIKTORIA PENN,

CHAIRMAN-OF-THE-BOARD

STATE OF CALIFORNIA

COUNTY OF SHASTA

On April 25, 2002 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

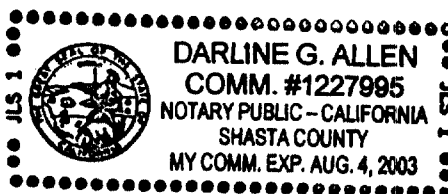
ESCROW NO. MT56812-PS

Return to:

DIMITRIOS TSERPES

825 W. STEVENS AVE. #6

SANTA ANA, CA 92707



State of Oregon, County of Klamath

Recorded 04/30/2002 11:16 a.m.

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Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1