



MT57659-PS

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M02 Page 43658

After recording return to:

F. RICHARD FELLEY1305 CALLE GOYAOCEANSIDE, CA 92056

Until a change is requested all
tax statements shall be sent to
the following address:

F. RICHARD FELLEY1305 CALLE GOYAOCEANSIDE, CA 92056Escrow No. MT57659-PS

Title No. _____

State of Oregon, County of Klamath

Recorded 08/01/2002 11:01 a m.Vol M02, Pg 43658

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

'02 AUG 1 AM 11:01

WARRANTY DEED

ELI PROPERTY COMPANY, INC., a California corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
F. RICHARD FELLEY and DONNA R. FELLEY, 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 29, Block 48, TRACT NO. 1184, OREGON SHORES UNIT #2, FIRST ADDITION,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

KEY #239968

MAP #3507-018AB-08900

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 recorded in Volume M02, page 41067, Microfilm
Records of Klamath County, Oregon, in favor of Edward L. Dyer and Mary J.
Dyer, Trustees, which buyers 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.

The true and actual consideration for this conveyance is \$ 27,000.00.

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 25th day of July, 2002.

ELI PROPERTY COMPANY, INC.
BY: Viktor Penn

VIKTORIA PENN,
CHAIRMAN-OF-THE-BOARD

STATE OF CALIFORNIA

COUNTY OF SHASTA

On July 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