

03 JUN 19 AM 10:46

WTC-61356 PS



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After recording return to:

JOHN R. BATES

9812 OXBRIDGE CIRCLE

SANTA ANA, CA 92705

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

JOHN R. BATES

9812 OXBRIDGE CIRCLE

SANTA ANA, CA 92705

Escrow No. MT61356-PS

State of Oregon, County of Klamath  
THIS SPACE F Recorded 06/19/2003 10:46 a m.  
Vol M03 Pg 42032  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

ELI PROPERTY COMPANY, INC., a California corporation, Grantor(s) hereby grant, bargain, sell, warrant and convey to JOHN R. BATES and KAREN S. BATES, 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 10 of Tract 1287 - AGENCY LAKE RANCHES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO TRUST DEED RECORDED IN VOLUME M02, PAGE 67193, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF DAVID T. GARRETT AND ANN M. GARRETT. BUYERS HEREIN DO NOT AGREE TO ASSUME AND PAY SAID TRUST DEED AND SELLER SHALL FURTHER HOLD BUYERS HARMLESS THEREFROM.

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.

The true and actual consideration for this conveyance is \$115,000.00.

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 11th day of June, 2003

ELI PROPERTY COMPANY, INC.

BY: Viktoria Penn  
VIKTORIA PENN, CHAIRMAN-OF-THE-BOARD

STATE OF CALIFORNIA }

}ss.

COUNTY OF SHASTA }

On June 11 2003 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

