

03 SEP 19 PM 11:38

NJC - 62464 PS



Vol M03 Page 69906

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
ANDREW G. MC PHERSON
2321 VISTA RODEO DR.
EL CAJON, CA 92019

State of Oregon, County of Klamath
Recorded 09/19/03 11:38 a.m.
Vol M03 Pg 69906
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

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

ANDREW G. MC PHERSON
2321 VISTA RODEO DR.
EL CAJON, CA 92019

Escrow No. MT62464-PS

WARRANTY DEED

ELI PROPERTY COMPANY, INC., a California corporation, Grantor(s) hereby grant, bargain, sell, warrant and convey to ANDREW G. MC PHERSON and KAREN M. MC PHERSON, 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 7 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.

Account No.: 3407-031DO-01200-000

Key No.: 876215

SUBJECT TO: Trust Deed recorded in Volume M03, page 59981, Microfilm Records of Klamath County, Oregon, which buyers herein DO NOT agree to assume and pay, and seller shall further hold buyers harmless therefrom.

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$139,000.00.

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 25 day of August, 03.

BY: Viktoria Penn
VIKTORIA PENN, CHAIRMAN OF THE BOARD

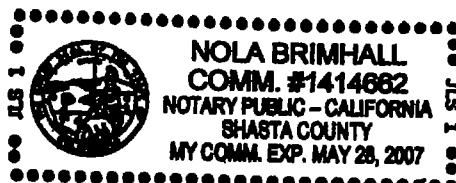
STATE OF CALIFORNIA }

COUNTY OF SHASTA }

On Aug 25, 2003 before me, NOLA BRIMHALL personally appeared VIKTORIA PENN, AS CHAIRMAN OF THE BOARD OF ELI PROPERTY COMPANY, INC. personally known to me ~~(as 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 Nola Brimhall



21.00