

03 OCT 12 AM 11:13



WTC- 62917 PS

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
ELI PROPERTY COMPANY, INC.  
P.O. BOX 100  
BELLA VISTA, CA 96008

State of Oregon, County of Klamath  
Recorded 10/02/03 11:13 a m  
Vol M03 Pg 73777  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs/

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

ELI PROPERTY COMPANY, INC.  
P.O. BOX 100  
BELLA VISTA, CA 96008

Escrow No. MT62917-PS

## WARRANTY DEED

JAMES A. COWAN SR. AND BONNIE L. COWAN, CO-TRUSTEES OF THE COWAN FAMILY TRUST, DATED AUGUST 31, 1994 - who acquired title as THE COWAN FAMILY TRUST, DATED AUGUST 31, 1994, JAMES A. COWAN AND BONNIE L. COWAN, TRUSTORS AND TRUSTEES, Grantor(s) hereby grant, bargain, sell, warrant and convey to ELI PROPERTY COMPANY, INC., a California corporation, 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 31, Block 20 of TRACT NO. 1113, OREGON SHORES SUBDIVISION, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No.: 3507-018DC-07100-000

Key No.: 244186

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 \$9,000.00.

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 30 day of Sept, 03.

THE COWAN FAMILY TRUST, DATED AUGUST 31, 1994

BY:

James A. Cowan Sr. Co-Trustee  
JAMES A. COWAN SR., CO-TRUSTEE

BY:

Bonnie L. Cowan Co-Trustee  
BONNIE L. COWAN, CO-TRUSTEE

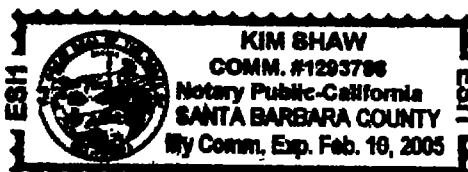
STATE OF CALIFORNIA }

COUNTY OF Ventura } ss.

On 9/30/03, before me, the undersigned personally appeared JAMES A. COWAN SR. AND BONNIE L. COWAN, CO-TRUSTEES OF THE COWAN FAMILY TRUST, DATED AUGUST 31, 1994 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 they executed the same in their authorized capacity(ies), and that by their 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 Kim Shaw



21.00 m