

04MAY 4 11:07



After recording return to:
Chris G. Efishoff
2069 Lone Oak
Napa, CA 94558

Until a change is requested all tax statements shall be sent to the following address:
Chris G. Efishoff
2069 Lone Oak
Napa, CA 94558

File No.: 7029-356439 (cs)
Date: April 16, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
Recorded 05/04/2004 11:07 a m
Vol M04 Pg 27196-98
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Bernice J. Covick and Bethel E. Nieland who took title as Bethel E. Smith, Grantor, conveys and warrants to Chris G. Efishoff, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

The West Half of the Southeast quarter of the Southeast quarter of Section 30, Township 35 South, Range 11 East of the Willamette Meridian.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is **\$3,000.00**. (Here comply with requirements of ORS 93.030)

21/5

APN: R288021

Statutory Warranty Deed
- continued

File No.: 7029-356439 (ca)
Date: 04/16/2004

Bernice J. Covick
Bernice J. Covick

Bethel E. Nieland
Bethel E. Nieland

STATE OF ~~Georgia~~^{California} ~~California~~^{Georgia}.
County of ~~Cherokee~~^{Cherokee} Cherokee

This instrument was acknowledged before me on this 20th day of April, 2004
by Bernice J. Covick and Bethel E. Nieland who took title as Bethel E. Smith.
Bethel E. Nieland

Donnie W. Joubert
Notary Public for
My commission expires: 2/23/06

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

27198

State of California

County of

Napa.

} ss.

On April 29, 2004

Date

, before me,

Araceli Cazares Notary P.

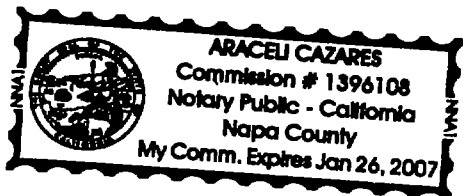
Name and Title of Officer (e.g., Jane Doe, Notary Public)

personally appeared

Bernice Jewel Covick

Name(s) of Signer(s)

- personally known to me
- 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 he/~~she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ 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.

Araceli Cazares
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: 4-29-4

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

**RIGHT-TO-IMPRESSION
OF SIGNER**
Top of thumb here