

04 MAY 4 11:07

Vol M04 Page 27196



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)

315

Page 2 of 2

# 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)

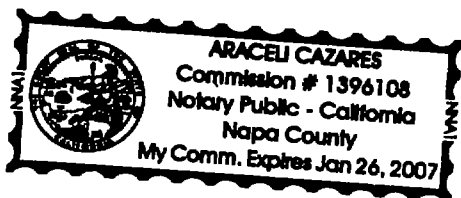
personally appeared

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) 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.

Place Notary Seal Above

Araceli Cazares  
Signature of Notary Public

## 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 THUMBPRINT  
OF SIGNER  
Top of thumb here