

04 MAY 13 PM 10:46



WJC-64705<sup>PS</sup>

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THIS SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 05/13/2004 10:46a m  
Vol M04 Pg 29284  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After recording return to:

PHILIP T. JAMES

9060 SAINSBURY COURT

BRISTOW, VA 20136

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

PHILIP T. JAMES

9060 SAINSBURY COURT

BRISTOW, VA 20136

Escrow No. MT64705-PS

## STATUTORY WARRANTY DEED

ELI PROPERTY COMPANY, INC., a California corporation, Grantor(s) hereby convey and warrant to PHILIP T. JAMES and MARIE T. JAMES, husband and wife, Grantee(s) the following described real property in the County of KLAMATH and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 8 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.

Tax Account No: 3407-031D0-00800-000

Key No: 876211

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is \$130,000.00.

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 16 day of April, 2004

ELI PROPERTY COMPANY, INC.

BY: Viktoria Penn

VIKTORIA PENN, CHAIRMAN OF THE BOARD

STATE OF CALIFORNIA }

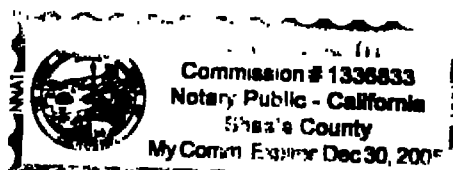
}ss.

COUNTY OF SHASTA }

On April 16, 2004 before me, Kay E. Spack 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 Kay E. Spack



2/10 am