

04 MAY 14 AM 11:17



NTC-64916 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 05/14/2004 11:17 a m  
Vol M04 Pg 29954-55  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

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. MT64916-PS

### STATUTORY WARRANTY DEED

MARY ANN TALLEY, Grantor(s) hereby convey and warrant to ELI PROPERTY COMPANY, INC., a California corporation, 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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

**SUBJECT TO: TRUST DEED, INCLUDING THE TERMS AND PROVISIONS THEROF, RECORDED NOVEMBER 7, 1994 IN VOLUME M94, PAGE 34398, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, AND ASSIGNMENT OF TRUST DEED RECORDED NOVEMBER 7, 1994 IN VOLUME M94, PAGE 33401, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON. BUYER HEREIN SHALL ASSUME AND PAY SAID TRUST DEED AND ASSIGNMENT AND SHALL FURTHER HOLD SELLER HARMLESS THEREFROM.**

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 **\$48,000.00**.

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 LAWSUTTS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 06 day of May, 04.


  
MARY ANN TALLEY

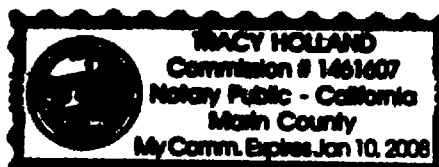
STATE OF CALIFORNIA

ss.  
COUNTY OF Marin

On May 06, 2004 before me, Tracy Holland personally appeared MARY ANN TALLEY 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 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 



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**29955**

A parcel of land situated in the NW1/4 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod on the Western boundary of OREGON SHORES, UNIT 2, FIRST ADDITION, a subdivision from which the quarter corner between Sections 7 and 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, bears North 0° 07' 30" East 252.67 feet; thence along said Western boundary line of said subdivision South 0° 10' 50" West 515.18 feet to a 1/2" iron rod; thence South 89° 07' 46" West 502.76 feet to a 1/2" iron rod on the Easterly right of way of State Highway No. 427; thence along said Easterly right of way line North 0° 52' 14" West 522.80 feet to a 5/8" iron rod; thence North 89° 59' 31" East 512.27 feet to the point of beginning, with bearings based on Minor Partition 36-83, as filed in the Klamath County Engineer's Office.

Tax Account No: 3507-018BA-00300-000

Key No: 881008