



After recording return to:  
 Jim Phillips Family Limited Partnership  
 25410 Bellemore Drive  
 Ramona, CA 92065

Until a change is requested all tax statements  
 shall be sent to the following address:  
 Jim Phillips Family Limited Partnership  
 c/o First Choice Property Management  
 1415 Esplanade  
 Klamath Falls, OR 97601  
 File No.: 7021-415619 (SAC)  
 Date: August 20, 2004

State of Oregon, County of Klamath  
 Recorded 08/25/04 11:48a m  
 Vol M04 Pg 56492-93  
 Linda Smith, County Clerk  
 Fee \$ 26<sup>00</sup> # of Pgs 2

### STATUTORY WARRANTY DEED

**Juan Manuel Mendez and Rosa E. Mendez as tenants by the entirety**, Grantor, conveys and warrants to **The Jim Phillips Family Limited Partnership**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lots 7 and 8 and the North 40 feet of Lot 6, Block 28, Town of Merrill, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**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 **\$150,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 24<sup>th</sup> day of August, 2004.

APN: 121852

Statutory Warranty Deed  
- continuedFile No.: 7021-415619 (SAC)  
Date: 08/20/2004

Juan Manuel Mendez by Rosa E. Mendez Rosa E. Mendez  
Juan Manuel Mendez Attorney In Fact Rosa E. Mendez

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 24th day of August, 2007  
by Juan Manuel Mendez and Rosa E. Mendez, Attorney In Fact for Rosa E. Mendez, Individual

Stacy Collins  
Notary Public for Oregon  
My commission expires: 8/2/07

