

04 OCT 19 AM 11:02



Vol M04 Page 71052

State of Oregon, County of Klamath  
Recorded 10/19/04 11:02 a.m  
Vol M04 Pg 71052  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After recording return to:  
ELI PROPERTY COMPANY, INC.  
PO BOX 100  
BELLA VISTA, CA 96008

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

ELI PROPERTY COMPANY, INC.  
PO BOX 100  
BELLA VISTA, CA 96008

Escrow No. MT67113-PS

MTC 67113-PS

### STATUTORY WARRANTY DEED

**JOSEPH J. MC MANUS AND LOIS L. MC MANUS, TRUSTEES OF THE MC MANUS FAMILY TRUST DATED JANUARY 20, 1995**, 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:

**Lot 22 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: 3507-006BA-01100-000 Key No: 876229

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:

SUBJECT TO: Trust Deed recorded in Volume M96 page 34249, and assigned by instrument recorded in Volume M96, page 34251, Microfilm Records of Klamath County, Oregon which buyer herein shall assume and pay and shall further hold sellers harmless therefrom.

The true and actual consideration for this conveyance is **\$80,000.00**.

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 12<sup>th</sup> day of October 2004

THE MC MANUS FAMILY TRUST DATED JANUARY 20, 1995

BY: Joseph J. McManus, Trustee  
JOSEPH J. MC MANUS, TRUSTEE

BY: Lois L. McManus, Trustee  
LOIS L. MC MANUS, TRUSTEE

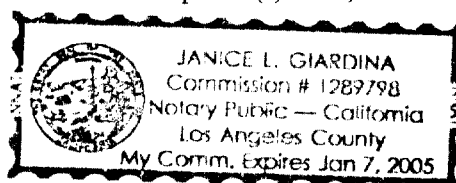
STATE OF CALIFORNIA

COUNTY OF Los Angeles ss.

On October 12, 2004 before me, Janice L. Giardina, Notary Public personally appeared JOSEPH J. MC MANUS AND LOIS L. MC MANUS, TRUSTEES OF THE MC MANUS FAMILY TRUST DATED JANUARY 20, 1995 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 they executed the same in their authorized capacity(ies), and that by their 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 Janice L. Giardina



21.00 am