

04 NOV 8 AM 11:12



mtc - 67356PS

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State of Oregon, County of Klamath
Recorded 11/08/04 11:12 a m
Vol M04 Pg 76707-08
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:
RALPH R. DUNLAP & FRANCES L.
SHERRILL

2339 RUDOLPH DRIVE
SIMI VALLEY, CA 93065

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

RALPH R. DUNLAP & FRANCES L.
SHERRILL

2339 RUDOLPH DRIVE
SIMI VALLEY, CA 93065

Escrow No. MT67356-PS

STATUTORY WARRANTY DEED

ELI PROPERTY COMPANY, INC., a California corporation, Grantor(s) hereby convey and warrant to RALPH R. DUNLAP and FRANCES L. SHERRILL not as tenants in common, but with right of survivorship, 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:

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 Section 7 and 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, bears North 0° 07' 30" East 593.21 feet; thence along said Western boundary line of said subdivision South 0° 10' 50" West 174.03 feet to a 1/2" iron rod; thence South 89° 07' 46" West 502.86 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 174.00 feet to a 5/8" iron rod; thence North 89° 59' 31" East 506.02 feet to the point of beginning, with bearings based on Minor Partition 23-88 as filed in the Klamath County Engineer's Office. (Parcel 3 of said Partition).

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

Key No: 881008

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 **\$115,000.00**.

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 29 day of October, 2004

ELI PROPERTY COMPANY, INC.

BY: 

VIKTORIA PENN, CHAIRMAN OF THE BOARD

2600

76708

STATE OF CALIFORNIA

SS.

COUNTY OF SHASTA

On 10/29, 2004 before me, Beth G. Renfree 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 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

Beth G. Renfree

