



MTC 70932 PS

State Of Oregon, County Of Klamath

M05-62857

08/26/2005 11:01:18 AM

Of Pages 1 Fee: \$21.00

After recording return to:

MICHAEL E. CUTHBERT
408 COPPER CREEK CIRCLE
POOLER, GA 31322

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

MICHAEL E. CUTHBERT
408 COPPER CREEK CIRCLE
POOLER, GA 31322

Escrow No. MT70932-PS
Title No. 0070932

SWD

STATUTORY WARRANTY DEED

ELI PROPERTY COMPANY, INC., a California corporation, Grantor(s) hereby convey and warrant to **MICHAEL E. CUTHBERT and FRANCES A. CUTHBERT, 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:

Parcel 1 of Land Partition 50-99, being Parcel 1 of Land Partition 53-98, situated in Government Lots 11 and 14 (SE1/4 NW1/4) of Section 18, Township 35 South, Range 7 East, Willamette Meridian, Klamath County, Oregon.
Tax Account No: 3507-018BD-01000-000 Key No.: 885495

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 M05, PAGE 61281, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, WHICH BUYERS HEREIN DO NOT AGREE TO ASSUME AND PAY, AND SELLER SHALL FURTHER HOLD BUYERS HARMLESS THEREFROM.

The true and actual consideration for this conveyance is **\$76,000.00**.

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 day of August, 2005

ELI PROPERTY COMPANY, INC.

BY:

Viktoria Penn
VIKTORIA PENN, CHAIRMAN OF THE BOARD

STATE OF CALIFORNIA

SS.

COUNTY OF SHASTA

On 8/12, 2005 before me, M. Darlyne Nachtmann 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

M. Darlyne Nachtmann

