

M05-69668

Klamath County, Oregon

11/22/2005 03:41:08 PM

Pages 1 Fee: \$21.00

After Recording Return to:
MILO KEPHART TRUSTEE
3025 FIR TREE DRIVE SE
SALEM, OR 97301

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

Order No. 58798NP

WARRANTY DEED

ATE-62604

HAROLD ELLIOT, herein called grantor, convey(s) to **MILO KEPHART, TRUSTEE OF THE MILO KEPHART FAMILY TRUST DATED JUNE 23, 2004**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 7, block 5, Tract No. 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable;

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$104,000.00**.

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: NOVEMBER 21, 2005

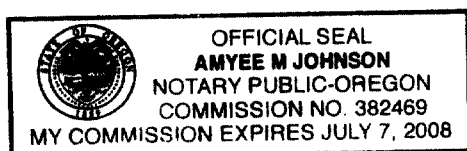
HAROLD ELLIOT *Harold Elliot*

Nicole Powell, His Atty in fact

BY:
NICOLE POWELL
HIS ATTORNEY IN FACT

STATE OF OREGON, County of DESCHUTES) ss.

On NOVEMBER 21, 2005, personally appeared the above named **NICOLE POWELL, POWER OF ATTORNEY FOR HAROLD ELLIOT** and acknowledged the foregoing instrument to be HIS voluntary act and deed.



Before me: *Amye M. Johnson*
Notary Public for Oregon
My commission expires: *7/7/2008*

Official Seal

21A