



M06-02325

Klamath County, Oregon

02/07/2006 03:00:25 PM

Pages 1 Fee: \$21.00

After recording return to:

ARMANDO V. MELENDEZ

5 LOS PINEROS

RANCHO SANTA MARGARITA, CA 92688

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

ARMANDO V. MELENDEZ

5 LOS PINEROS

RANCHO SANTA MARGARITA, CA 92688

Escrow No. MT73162-PS

Title No. 0073162

MTC 73162-PS

SWD

STATUTORY WARRANTY DEED

ELI PROPERTY COMPANY, INC., a California corporation, Grantor(s) hereby convey and warrant to **ARMANDO V. MELENDEZ and NURI E. MELENDEZ, 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:

Lot 21 in Block 3 of TRACT 1201 WILLIAMSON RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an undivided 1/40 interest in Lot 4 in Block 2 of Tract 1201, Williamson River Pines.

Tax Account No: 3407-034A0-02000-000

Key No: 700682

Tax Account No: 3407-034A0-01100-000

Key No: 700600

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 **\$50,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 26 day of January, 2006.

ELI PROPERTY COMPANY, INC.

BY: 

VIKTORIA PENN, CHAIRMAN OF THE BOARD



STATE OF CALIFORNIA

SS.

COUNTY OF SHASTA

On Jan 26, 2006 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 signature(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

21.00