

MTC 75728-PS

THIS SPACE RESERVED FOR RECORDER'S USE



M06-13975

Klamath County, Oregon

07/11/2006 11:39:23 AM

Pages 2 Fee: \$26.00

After recording return to:

JAMES W. D'ANDREA

26 SEGURA

IRVINE, CA 92612

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

JAMES W. D'ANDREA

26 SEGURA

IRVINE, CA 92612

Escrow No. MT75728-PS

Title No. 0075728

SWD

STATUTORY WARRANTY DEED

ELI PROPERTY COMPANY, INC., a California corporation, Grantor(s) hereby convey and warrant to **JAMES W. D'ANDREA and CLAUDIA S. D'ANDREA, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$95,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 29 day of June, 2006

ELI PROPERTY COMPANY, INC.

BY: 

VIKTORIA PENN, CHAIRMAN OF THE BOARD

STATE OF CALIFORNIA

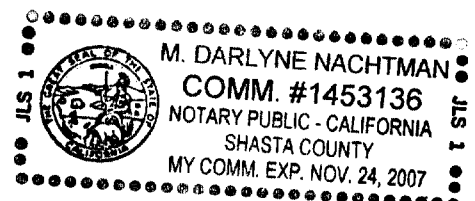
ss.

COUNTY OF SHASTA

On 6/29/06, 2006 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



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Lot 37 in Block 5 of LATAKOMIE SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3507-007CD-05300-000 Key No: 231886

PARCEL 2

Lot 6 in Block 1 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 1/40th interest in Lot 4 in Block 2 of said Tract 1201, Williamson River Pines.

Tax Account No: 3407-034A0-04600-000 Key No: 700726
Tax Account No: 3407-034A0-01100-000 Key No: 700600