

1-1-74

37840

WARRANTY DEED

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10167



KNOW ALL MEN BY THESE PRESENTS, That

Roger G. Mooradian

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Realvest, Inc. a Nevada Corporation

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 16 in Block 12 Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; Taxes for 1983-84.

"Grantor does not guarantee that any part of the property described herein is for any particular use. A buyer should check with the city or county planning department to verify approved uses."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,650.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14th day of September, 1983 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Roger G. Mooradian
X Roger G. Mooradian

GENERAL ACKNOWLEDGMENT

NO. 201

State of California }
County of Los Angeles } SS.

On this the 14 day of September 1983, before me,

Robert C. Rye

the undersigned Notary Public, personally appeared

Roger G. Mooradian

☐ personally known to me☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged that HE executed it.

WITNESS my hand and official seal.

Notary's Signature



GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

438 Sycamore Rd

Santa Monica, CA 90402

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } SS.

I certify that the within instrument was received for record on the 18th day of June, 1984, at 3:14 o'clock P.M., and recorded in book/reel/volume No. M84 on page 10167 or as document/fee/file/instrument/microfilm No. 37840, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pamela Smith Deputy

Fee: \$4.00