

41319

ATC-8-27760

WARRANTY DEED (INDIVIDUAL)

Vol. 1881

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CLYDE E. CREGAR and ROBBIE L. CREGAR, husband and wife

REALVEST INC., a Nevada Corporation

, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

Lot 28, Block 7, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,
 PLAT NO. 1, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

See attached Exhibit "A"

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 \$ 1,350.00 *

Dated this 27th day of June, 19 84.

State of Alabama
 STATE OF OREGON, County of Jackson
 Clyde E. Cregar & Robbie L. Cregar, 1984
 Clyde E. Cregar & Robbie L. Cregar
 instrument to be voluntary act and deed.

X Clyde E. Cregar
 X Robbie L. Cregar

Before me:

Notary Public for State of Alabama

My commission expires: 11/15/1987

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

STATE OF OREGON,

County of

TO

I certify that the within instrument was received for record
 on the day of , 19 ,
 at o'clock M. and recorded in book
 on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

After Recording Return to:

TAX STATEMENTS TO:
 Realvest Inc.
 438 Bycamore Road
 Santa Monica, Calif.
 90402

By Title
 Deputy

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Langell Valley Irrigation District.
2. Easement, including the terms and provisions thereof, from H. O. Cox, et al., to The Pacific Telephone & Telegraph Company, a California Corporation, recorded January 29, 1953 in Volume 259 at page 28, Deed Records of Klamath County, Oregon.
3. Subject to reservations of all oil and minerals, including the terms and provisions thereof, as set forth in deed from G. C. Lorenz and Kathryn C. Lorenz, husband and wife, to Crater Lake Lumber Company a corporation, recorded May 25, 1937 in Volume 109 at page 541, Deed Records of Klamath County, Oregon.
4. Easement, reserved on the plat and in the dedication of Klamath Falls Forest Estates Highway 66 Unit No. 1, for public utilities over back and side lines of all lots.
5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : July 12, 1963 Book: 346 Page: 473
6. Subject to the rules and regulations of Fire Patrol District.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 18 day of Sept. A.D. 19 84
 at 3:25 o'clock P M, and duly
 recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By Ann Smith DeputyFee 8.00