

OA

48119

K-37344
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

JOE MERLO and JANIS K. MERLO, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
REALVEST, INC.

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 27, Block 10, NIMROD RIVER PARK, Second Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO reservations, restrictions, easements and rights of way of record and apparent on the land and to liens and assessments of Special Road District Nimrod Park.

(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

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 \$ 2,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 1st day of January, 1985; 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

CALIFORNIA

STATE OF OREGON

County of ORANGE } ss.
February 4, 1985

Personally appeared the above named

Joe Merlo and Janis K. Merlo

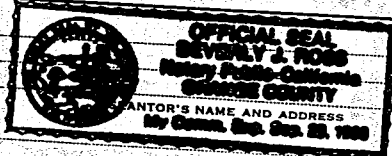
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9-28-88



GRANTEE'S NAME AND ADDRESS

After recording return to:

Realvest, Inc.
438 Sycamore Road
Santa Monica, CA 90402
NAME, ADDRESS, ZIP

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

Same as Above

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss.
1985

Personally appeared

and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 25th day of April, 1985, at 11:47 o'clock A.M., and recorded in book/reel/volume No. M85 on page 5991 or as fee/file/instrument/microfilm/reception No. 48119, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam A. Smith Deputy

Fee: \$5.00