

57073

ATC 29307

STEVENS-NESS LAW PUBLISHING CO. PORTLAND, OR. 97204

WARRANTY DEED

Vol. 186 Page 456

KNOW ALL MEN BY THESE PRESENTS, That FLOYD P. WARICK AND LORI ANN WARICK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by REALVEST INC., a Nevada Corporation, hereinafter called 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 41, Block 31, FOURTH ADDITION TO NIMROD RIVER PARK, in the County of Klamath, State of Oregon.

"THIS INSTRUMENT WILL 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."

(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 \$ 1,500.00. 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  $\nabla$ , 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 20<sup>th</sup> day of November, 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.

Floyd P. Warick  
Floyd P. Warick

Lori Ann Warick  
Lori Ann Warick

STATE OF OREGON, North Carolina  
County of Mecklenburg  
November 20, 1985

STATE OF OREGON, County of

Personally appeared

Personally appeared the above named  
Floyd P. Warick and Lori Ann Warick

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

and acknowledged the foregoing instrument as their voluntary act and deed

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.

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Notary Public for Oregon-North Carolina  
My commission expires August 31, 1987

Notary Public for Oregon  
My commission expires

and Mrs. Floyd P. Warick  
4741 Hedgemore Dr. Apt 4-P  
Charlotte, No. Carolina 28209

Realvest Inc.  
438 Sycamore Rd.  
Santa Monica, Calif. 90402

After recording return to:

Realvest, Inc.  
438 Sycamore Rd.  
Santa Monica, Calif. 90402

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

NAME ADDRESS ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 9th day of January, 1986, at 11:00 o'clock A.M., and recorded in book/reel/volume No. 186 on page 456 or as fee/file/instrument/microfilm/reception No. 57073, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy