

1-1-74

68964

WARRANTY DEED

Vol. M86 Page 22389KNOW ALL MEN BY THESE PRESENTS, That Fred R. Dether

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Realvest Inc., 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:

Lots 19,20,21, Block 26, Klamath Falls Forest Estates First Addition

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.

(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 \$ 4500.00

~~From the proceeds of the sale of the property, the grantor has paid to the grantee the sum of \$4500.00, which is the whole consideration for the property.~~ (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 6 day of June, 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.

(If executed by a corporation, affix corporate seal)



Fred R. Dether
Fred R. Dether

STATE OF ~~OREGON~~ CALIFORNIA }
County of LOS ANGELES } ss.
JUNE 19, 1985, 1985

Personally appeared the above named 1 s.
FRED R. DETHER

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

Before me:
(OFFICIAL SEAL) Norman E. Wilson
Notary Public for ~~OREGON~~ CALIFORNIA
My commission expires: March 26, 1987

STATE OF OREGON, County of _____) ss.
_____, 19____

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 be-
half 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:

(OFFICIAL SEAL)

Notary Public for Oregon

Fred R. Dether
22325 Halldale, Torrance, Cal. 90501

GRANTEE'S NAME AND ADDRESS

Realvest Inc.
438 Sycamore road
Santa Monica, Cal. 90402

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bill Tropp
438 Sycamore Road
Santa Monica, Cal. 90402

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instru-
ment was received for record on the
5th day of December, 1986,
at 9:30 o'clock A. M., and recorded
in book/reel/volume No. M86 on
page 22389 or as document/fee/tile/
instrument/microfilm No. 68964,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Sam Smith Deputy

Fee: \$10.00