

76154

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Robert E. Thomas and Clara A. Thomas

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 22, Block 76, 7th. Addition and Lot 4, Block 61, 5th Addition of Nimrod River Park, Klamath County, Oregon;

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

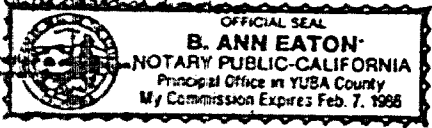
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2500.00

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 5 day of January, 19 85

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



Robert E. Thomas

Clara A. Thomas

STATE OF California } ss.
County of Yuba

STATE OF OREGON, County of) ss.

Personally appeared and

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 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: B. Ann Eaton
(OFFICIAL SEAL)
Notary Public for California
My commission expires: 2/7/86

Notary Public for Oregon
My commission expires:

Robert E. Thomas
Clara A. Thomas
P.O. Box 216, Oregon House, Cal. 95962
GRANTOR'S NAME AND ADDRESS

Realvest Inc. 438 Sycamore Road
Santa Monica, Cal. 90402
GRANTEE'S NAME AND ADDRESS

After recording return to:
REALVEST INC
438 SYCAMORE RD
SANTA MONICA, CAL 90402
NAME, ADDRESS, ZIP

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

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 25th day of June, 19 87, at 11:34 o'clock A.M., and recorded in book/reel/volume No. M87 on page 11104 or as document/fee/file/instrument/microfilm No. 76154, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Fee: \$10.00 By Pam Smith Deputy