

CK

76452

WARRANTY DEED

Vol. 1187 Page 11627

KNOW ALL MEN BY THESE PRESENTS, That Realvest Inc. A Nevada Corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Joseph R. LePage Jr. and Loretta A. LePage, 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 22, Block 76, Nimrod River Park 7th. Addition Klamath County, Oregon.

(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 \$ 7158.00

~~THE GRANTOR HEREBY COVENANTS TO AND WITH THE GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, THAT THE GRANTOR IS LAWFULLY SEIZED IN FEE SIMPLE OF THE ABOVE GRANTED PREMISES, FREE FROM ALL ENCUMBRANCES~~

(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 22 day of June, 1987; 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 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.

William V. Tropp,
President Realvest Inc.

STATE OF OREGON,)
County of) ss.
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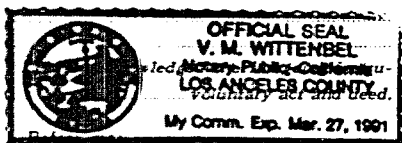
STATE OF OREGON, County of LOS ANGELES) ss.
6-25, 1987

Personally appeared William V. Tropp 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 REALVEST INC.

A NEVADA CORPORATION, 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.

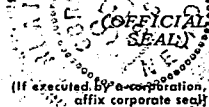
Before me:



(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Notary Public for CALIFORNIA
My commission expires: 3-27-91



(If executed by a corporation, affix corporate seal)

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

GRANTOR'S NAME AND ADDRESS

Joseph/Loretta LePage.
12861 Hazel
Garden Grove, Cal. 92641

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

SAME AS GRANTEE ABOVE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 2nd day of July, 1987, at 1:05 o'clock P.M., and recorded in book/reel/volume No. M87 on page 11627 or as fee/file/instrument/microfilm/reception No. 76452, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By: [Signature] Deputy

Fee \$10.00