

OK

86673

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That John M. McElrath and
NARILYN JEAN McELRATH his wife

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 6 AND LOT 8, BLOCK 50, NIAROD RIVER PARK
4th 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 \$ 1341.65~~However, the actual consideration consists of or includes other property or value given or promised which is the whole~~ consideration (indicate which).^⓪ (The sentence between the symbols ⓪, 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 5 day of April, 1988; 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.

STATE OF OREGON, ARIZONA }
County of PIMA } ss.
4/14/1988, 1988

Personally appeared the above named

John M. McElrath and
Narilyn Jean McElrathand acknowledged the foregoing instrument to be grants voluntary act and deed.Before me: Gregory J. Oron(OFFICIAL SEAL) Notary Public for Oregon PIMA COUNTY ARIZONAMy commission expires: 10/30/1991

STATE OF OREGON, County of _____) ss.

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:

(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, 1988at 12:30 o'clock P.M., and recordedin book/reel/volume No. M88 onpage 6515 or as fee/file/instrument/microfilm/reception No. 86673.

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

Fee: \$10.00 By Renecha A. Hetch Deputy

GRANTOR'S NAME AND ADDRESS

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.

NAME, ADDRESS, ZIP