

1-1-74

8986

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Albert C. Coolack

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:

Lot 20, Block 25, 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 \$ 1500.00

However, the actual consideration shall be that which is stated in the deed, and not the amount of the purchase price. (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 20 day of April, 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.

(If executed by a corporation, affix corporate seal)

Albert C. Coolack

STATE OF ~~DELECOCK~~ PA. )  
County of Lycoming ) ss.  
May 17, 19 85

Personally appeared the above named  
Albert C. Coolack

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

Before me, Notary Public,  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires DEC. 12, 1985

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  
My commission expires:

Albert C. Coolack  
Box 141, Hughesville, PA. 17737

GRANTOR'S NAME AND ADDRESS

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

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bill Thopp  
8363 W. Sahara #100  
Las Vegas NV 89117

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  
13th day of Dec., 1989, at  
11:28 o'clock A.M., and recorded  
in book/reel/volume No. M89 on  
page 24065 or as document/fee/file/  
instrument/microfilm No. 8986,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Randine Mullendore Deputy

Fee \$8.00