

14163

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ASPEN 34959 WARRANTY DEED

AFTER RECORDING RETURN TO:
RONALD E. JOHNSON
LAURA J. JOHNSON
1768 HIDDEN MESA
EL CAJON, CA 92019

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

REALVEST, INC., A NEVADA CORPORATION hereinafter called
GRANTOR(S), convey(s) to RONALD E. JOHNSON AND LAURA J. JOHNSON,
HUSBAND AND WIFE hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

PARCEL 1:

Lots 1 and 2, Block 99, Klamath Falls Forest Estates Highway 66
UNIT, PLAT #4, in the County of Klamath, State of Oregon.

TAX ACCT NO.: 36 - 3711-27A0-5100 KEY NO.: 397289
TAX ACCT NO.: 36 - 3711-26B0-6000 KEY NO.: 395361

PARCEL 2:

Lot 17, Block 5, Klamath Falls Forest Estates Highway 66 UNIT,
PLAT #1, in the County of Klamath, State of Oregon.

TAX ACCT NO.: 36 - 3711-17A0-900 KEY NO.: 387156

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except 1) Conditions,
Restrictions as shown on the recorded plat of Klamath Falls
Forest Estates Highway 66 Unit, Plat No. 4. 2) Conditions,
Restrictions as shown on the recorded plat of Klamath Falls
Forest Estates Highway 66 Unit, Plat No. 1. 3) Subject to rules
and regulations of Fire Patrol District. 4) Regulations,
including levies, assessments, water and irrigation rights and
asements for ditches and canals, of Langell Valley Irrigation
District. (Affects Parcel 2) 5) Subject to reservations of gas,
oil, coal, ines and minerals, including the terms and provisions
thereof, as set forth in deed from Imogene Robb Davis, et ux.,
to George Loe, et al., recorded July 9, 1933 in Book 101 at page
267, Deed Records of Klamath County, Oregon. (Affects
various lots) 6) Subject to reservation of gas, oil, coal,
mines and minerals in and on said premises in deed from Day
Brothers Lumber Company, a corporation, to Long Pine Lumber
Company, an Oregon Corporation, recorded November 21, 1933 in
book 102 at page 5, Deed Records. (affects various lots) 7)
Subject to reservation of all oil Minerals in said lands in Deed
from G. C. Lorenz and Kathryn C. Lorenz to Crater Lake Lumber
Company, a corporation, recorded May 25, 1937 in Book 109 at
page 541, deed records. (Affects various lots). 8) subject to
reservations of all oil and minerals, including the terms and
provisions thereof, as set forth in deed from Long Pine Lumber
Company, a corproation to Crater Lake Lumber Company, a
corporation, recorded May 25, 1937 in Book 109 at Page 543, Deed
Records of Klamath County, Oregon. (Affects various lots)
9) Easement, including the terms and provisions thereof: for:
Perpetual easement for pole lines, granted to: The Pacific
Telephone and Telegraph Company, recorded on January 29, 1953,
in Book 259 at page 28, Affects: Various lots. 10) Subject to
reservation of all ores and minerals of any nature in or upon
said land in deed from Weyerhaeuser Timber Company, a Washington
Continued on next page

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WARRANTY DEED
PAGE 2

Corporation, to H.O. Cos, et.al., recorded November 2, 1953 in Book 260 at Page 12, Deed Records. (Affects various lots) 11) Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record: Recorded: July 12, 1963 in Book 3465 at page 473 (Affects Parcel 2) Said Covenants, Conditions and Restrictitons set forth above contain, among other things, levies, and assessments of Klamath Recreational Homeowners Association. 12) Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record: Recorded: July 21, 1965 in Book M-65 at page: 165, Said Covenants, Conditions, and Restrictions set forth above contain, among other things, levies and assessments of Highway 66 Unit 4 Road Maintenance Homeowners Association. 13) The By-Laws, including the terms and provisions thereof: For: Highway 66 Unit 4 Road Maintenance Association Recorded: May 22, 1974 in Book M-74 at page 6382; 14) Notice of Road Maintenance Assessment and Dues executed by Klamath Falls Forest Estates Unit 4, Road Maintenance Association, formally known as Highway 66 Unit 4 Road Maintenance Association: Dated: December 7, 1986 recorded in Book M-86 at page 22553; 15) Contract, including the terms and provisions thereof: Vendor: Lewis E. Briggs and Julia M. Briggs; Vendee: Realvest, inc., Dated on February 15, 1986, recorded on February 24, 1986 in Book M-86 at page 3209 (Affects Parcel 1).

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$23,000.00.

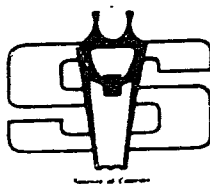
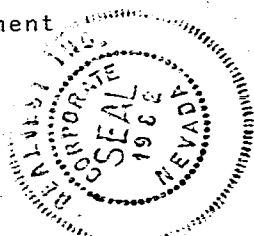
In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 23rd day of March, 1990.

REALVEST, INC., A NEVADA CORPORATION

BY: 

CALIF.



(INDIVIDUAL)

STATE OF CALIFORNIA } SS.
COUNTY OF Orange

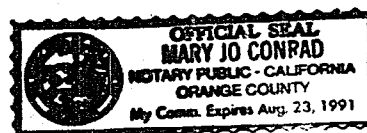
On April 20, 1990 before me, the undersigned, a Notary Public in and for said County and State, personally appeared

William Vincent Thopp

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that he/she/they executed the same. WITNESS my hand and official seal.

Mary Jo Conrad
Name (Typed or Printed)

FOR NOTARY SEAL OR STAMP



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 27th day of April A.D., 19 90 at 3:48 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 7962.

FEE \$33.00

Evelyn Biehn
By Pauline Mullender County Clerk