

OK

18486

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That NITA JOYCE SMITH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by REALVEST INC. A NEVADA CORPORATION, D.B.A. SIERRA CONSTRUCTION, 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:

PARCELS 6, 47, AND 7, BLOCK 7, KIAMATH FALLS
FOREST ESTATES HIGHWAY 66, UNIT I,
KIAMATH 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 \$ 61,000.00

However, the actual consideration consists of or includes other property or value given or promised which, is the whole part of the consideration (indicate which). (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 15 day of July, 1990; 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.

NITA JOYCE SMITH

Nita Joyce Smith

STATE OF OREGON, AZ.

County of Mohave

ss.

July 26, 1990

Personally appeared the above named

NITA JOYCE SMITH

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires June 21, 1994

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)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-

ment was received for record on the

6th day of August, 1990,

at 10:23 o'clock A.M., and recorded

in book/reel/volume No. M90 on

page 15590 or as fee/file/instru-

ment/microfilm/reception No. 18486,

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

EVELYN BIEHN, County Clerk

NAME TITLE

By Pauline M. Nuland, Deputy

Fee \$28.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

REALVEST INC

2210 WILSHIRE BL #345

S.M. CAL 90403

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

'90 AUG 5 AM 10 23

2600