

1-1-74

18613

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That SHELDON L. GIFFORD AND MYRTLE H. GIFFORD

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 11, BLOCK 13, NIMROD RIVER PARK 2ND. 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 \$ 2,250.00

~~REMOVED BY THE CLERK OF THE COUNTY OF CLATSOP, OREGON, ON AUGUST 1, 1990, FOR THE REASON THAT THE INSTRUMENT WAS DULY FILED FOR RECORD IN THE CLERK'S OFFICE ON FEBRUARY 14, 1985, AND THE INSTRUMENT WAS DULY RECORDED IN THE CLERK'S OFFICE ON FEBRUARY 14, 1985.~~

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 28 day of JANUARY, 1985; 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)

STATE OF ~~NEVADA~~ NEVADA } ss.
County of Clark
February 14, 1985

Personally appeared the above named Sheldon L. Gifford and Myrtle H. Gifford and acknowledged the foregoing instrument to be their voluntary act and deed.

STATE OF OREGON, County of KLAMATH) 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 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: _____

SHELDON L. GIFFORD
MYRTLE H. GIFFORD
4336 SABADEL, LAS VEGAS, NEVADA
89121
GRANTOR'S NAME AND ADDRESS

REALVEST INC.
438 SYCAMORE ROAD,
SANTA MONICA, CAL 90402
GRANTEE'S NAME AND ADDRESS

After recording return to:
Bill Tropp
8635 West Sahara ave Suite 100
Las Vegas NV 89117

Until a change is requested all tax statements shall be sent to the following address.
Bill Tropp
8635 West Sahara ave Suite 100
Las Vegas, NV 89117
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 8th day of August, 1990, at 10:41 o'clock AM, and recorded in book/reel/volume No. M90 on page 15877 or as document/fee/tile/instrument/microfilm No. 18613, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Deborah Mueller Deputy

Fee \$28.00

SPACE RESERVED
FOR
RECORDER'S USE