

1-1-74

19653

WARRANTY DEED

Vnl. m90 Page 17639



KNOW ALL MEN BY THESE PRESENTS, That Mary K. Paden

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 46, Block 32, Klamath 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

~~xxxxxx~~ (The sentence between the symbols (X), 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 26 day of June, 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.

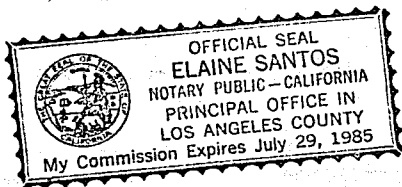
Mary K. Paden
Mary K. Paden

STATE OF CALIFORNIA

COUNTY OF

Los Angeles

SS.



On this 5th day of July, in the year 1985, before me, the undersigned, a Notary Public in and for said State, personally appeared

Mary K. Paden, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name subscribed to the within instrument, and acknowledged to me that she executed it.

WITNESS my hand and official seal.

Elaine Santos
Notary Public in and for said State.

ACKNOWLEDGMENT—General—Wolcotts Form 233CA—Rev. 5-82
©1982 WOLCOTTS, INC.

Mary K. Paden
387 S. Bonita, Pasadena, Cal. 91107

GRANTOR'S NAME AND ADDRESS

Realvest Inc.

~~438 Encarnacion Road~~

Santa Monica, Cal. 90402

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath County Title Co.

P.O. Box 151, Klamath Falls, Or.

REALVEST #345 SANTA MONICA
2210 WILSHIRE BL. CAL 90403

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 4th day of Sept., 19 90, at 1:01 o'clock P.M., and recorded in book/reel/volume No. M90 on page 17639 or as document/fee/file/instrument/microfilm No. 19658, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Pauline M. Nielsen* Deputy

Fee \$28.00

90 SEP 14 PM 1 01

2800