

21704

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Edward W. Buhl

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:

Lots 32 and 48, Block 31, 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 \$ 3000.00

~~It is hereby acknowledged that the above described premises are subject to the following conditions, which are a part of the consideration for the purchase of the same:~~ (The sentence between the symbols  $\odot$ , if not applicable, should be deleted. See ORS 93.030.)

In constituting 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, 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 Jo Ann Hamilton  
OFFICIAL SEAL  
JO ANN HAMILTON  
Notary Public-California  
Principal Office In  
Ventura County  
My Comm. Exp. Oct. 20, 1987

STATE OF California ss.  
County of Ventura  
May 5, 1985

Personally appeared the above named Edward W. Buhl

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

Before me:  
(OFFICIAL SEAL) Jo Ann Hamilton  
Notary Public for California  
My commission expires: 10/20/87

Edward W. Buhl  
Edward W. Buhl

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 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:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(OFFICIAL SEAL)

Edward W. Buhl  
Spate 15, Via Rosal  
Carmelillo, Cal. 93010  
GRANTOR'S NAME AND ADDRESS

Realvest Inc.  
2210 WILSHIRE BL. # 345  
S.M. CAL. 94003  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
GRANTEE

NAME, ADDRESS, ZIP  
Should a change in residence of all the persons who shall be sent to the following address.  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 22nd day of Oct., 1990, at 2:27 o'clock P.M., and recorded in book/reel/volume No. M90 on page 21195 or as document/fee/tile/instrument/microfilm No. 21704, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Pauline M. Miller Deputy

Fee \$28.00