

1-1-74

26048

WARRANTY DEED

Vol. M91 Page 3027KNOW ALL MEN BY THESE PRESENTS, That Richard T. Beggs And Rena M. Beggshereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Realvest Inc.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 4, Block 41, Klamath Falls Forest Estates 1st 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

The whole consideration is the whole part of the consideration. (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 12 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 its board of directors.

(If executed by a corporation, affix corporate seal)

x Richard T. Beggs
Richard T. Beggsx Rena M. Beggs
Rena M. BeggsSTATE OF OREGON, CAL.County of Orange
April 28, 1985

ss.

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

_____ 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 _____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for _____

My commission expires: _____

OFFICIAL SEAL
ELIZABETH A. HOULETTE
Notary Public for OregonOrange County, California
Comm. Exp. AUG 1, 1986

Before me:

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

Richard T. Beggs

Rena M. Beggs

2601 E. Victoria Compton Cal. #325
GRANTOR'S NAME AND ADDRESS

Realvest Inc.

438 Sycamore road

Santa Monica, Cal. 90402
GRANTEE'S NAME AND ADDRESS

REALVEST, INC

c/o Bill Tropp

2210 Wilshire Blvd., Suite 345

Santa Monica, CA 90403

Until a change is requested on the instrument, the instrument shall be valid.

APPROVED TO

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KlamathI certify that the within instrument was received for record on the 20th day of Feb., 1991, at 9:48 o'clock A.M., and recorded in book/reel/volume No. M91 on page 3027 or as document/fee/file/instrument/microfilm No. 26048, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLEBy Deputy Deputy

Fee \$28.00