## 1-1-74 26053

FORM No. 633-WARRANTY DEED (Individual or Corporate)

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That William P. Ashton and Jane C. Ashton

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 2, Block 13, 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 PLAN-NING 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. Standard S

In Witness Whereof, the grantor has executed this instrument this <u>15</u> day of <u>April</u>, <u>1985</u>; 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. askton OFFICIAL SEAL (If executed by a corporatio affix corporate seal) CORDELIA M. LOYOLA STATE OF XORBOX 4, My Commission Expires May 24, 1986 County of L.A Personally appeared . April 26, 1985 ....who, being duly sworn, each for himself and not one for the other, did say that the former is the Personally appeared the above named..... president and that the latter is the \*\*\* William P. Ashton & Jane C. secretary of ... Ashton\*\* Known to me a corporation. and that the seal allized to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-hall 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: .....and acknowledged the foregoing instru-..........voluntary act and deed. ment to be ...... Before me: (OFFICIAL (OFFICIAL COR SEAL) Cordelia M. Lovela Notary Public for Oregon My commission expires: My commission expires: William P. Ashton/Jane C. Ashton STATE OF OREGON, <u>6738 N. La Presa Dr.</u> County of ......Klamath San Gabriel, Cal. 91775 I certify that the within instrument was received for record on the Realvest Inc. 438 Sycamore road at..9:49......o'clock A...M., and recorded <u>Santa Monica, Cal. 90402</u> SPACE RESERVED in book/reel/volume No.....M91.....on GRANTEE'S NAME AND ADDRESS FOR page.....3032.....or as document/fee/file/ After recording return to: RECORDER'S USE instrument/microfilm No. ....26053....., REALVEST, INC Record of Deeds of said county. Bill Tropp Witness my hand and seal of 2210 Wilshire Blvd., Suite 345 County affixed. Santa Honica, CA 90403 Evelyn Biehn, County Clerk FATEMEN By Qauline Mullendere Deputy Fee \$28.00 NAME, ADDRESS, ZIP