

1-1-74

26054

WARRANTY DEED

Vol. M91 Page 3033KNOW ALL MEN BY THESE PRESENTS, That Lorie D. Crabtree And Lillian C. Crabtree

hereinafter 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 8, Block 39, Klamath Falls Forest Estates First Addition, Klamath County Oregon

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 (indicate which) (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 15 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)

STATE OF OREGON, Cal.

County of Orange } ss.
April 24, 1985.

Personally appeared the above named Lorie D. Crabtree and Lillian C. Crabtree

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon CalifMy commission expires: 3/23/88

x Lorie D. Crabtree
 Lorie D. Crabtree

x Lillian C. Crabtree
 Lillian C. Crabtree

STATE OF OREGON, County of _____) ss.

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:

Lorie D. Crabtree/Lillian C. Crabtree
 1251 W. 6th. Street
 Santa Ana, Cal. 92703

GRANTOR'S NAME AND ADDRESS

Realvest Inc.
 438 Sycamore road
 Santa Monica, Cal. 90402

GRANTEE'S NAME AND ADDRESS

After recording return to:

REALVEST, INC
 c/o Bill Tropp
 2210 Wilshire Blvd., Suite 345
 Santa Monica, CA 90403

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 20th day of Feb., 1991, at 9:49 o'clock A.M., and recorded in book/reel/volume No. M91 on page 3033 or as document/fee/file/instrument/microfilm No. 26054, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By Pauline Mullender Deputy

Fee \$28.00

TAX STATEMENTS To