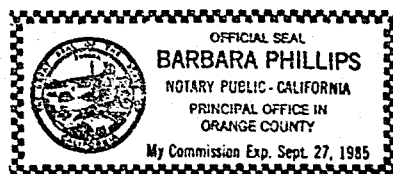


1-1-74

27353

CE #4326
WARRANTY DEEDVol. m91 Page 5302KNOW ALL MEN BY THESE PRESENTS, That THEODORE S. THUN AND MADELYN H. THUN

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 30, BLOCK 44, UNIT 2, KLAMATH FALLS FOREST ESTATES,
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 \$ 1750.00

~~THE WHOLE OF THE ABOVE DESCRIBED PROPERTY IS HEREBY TRANSFERRED TO THE GRANTEE FOR THE CONSIDERATION OF \$1750.00. THE GRANTOR WARRANTS THAT THE PROPERTY IS FREE FROM ALL ENCUMBRANCES EXCEPT THOSE SPECIFICALLY MENTIONED IN THIS INSTRUMENT. THE GRANTOR AGREES TO DEFEND THE GRANTEE AGAINST ALL CLAIMS AND DEMANDS OF ANY PERSONS WHO MAY CLAIM AN INTEREST IN THE PROPERTY.~~

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 20 day of JANUARY, 19 85; 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)

California

STATE OF OREGON, ss.County of OrangeJanuary 28, 19 85

Theodore S. Thun
 THEODORE S. THUN

Madelyne H. Thun
 MADELYNE H. THUN

STATE OF OREGON, County of KLAMATH, 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 _____

* * Theodore S. Thun and Madelyne H. Thun * *

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

(OFFICIAL SEAL)

Barbara Phillips
 Notary Public for California

My commission expires: 9-27-85

_____, 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)

THEODORE S. THUN, MADELYN H. THUN
 9851 E. BOLSA AVE. #22
 WESTMINSTER, CAL. 92683

GRANTOR'S NAME AND ADDRESS

REALVEST INC.

458 SYCAMORE ROAD,

SANTA MONICA, CAL. 90402

GRANTEE'S NAME AND ADDRESS

After recording return to:

Realvest, Inc.

2210 Wilshire Blvd, Suite 345

Santa Monica, CA 90403

Until

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 25th day of March, 19 91, at 3:41 o'clock P.M., and recorded in book/reel/volume No. M91 on page 5302 or as document/fee/file/instrument/microfilm No. 27353, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By Pauline Mulinda Deputy

Fee \$28.00