

1-1-74

28023

WARRANTY DEED

Vol. m91 / Page 6468KNOW ALL MEN BY THESE PRESENTS, That Arthur W. Collins and Kay M. Collins

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 13, Block 17, Klamath Falls Forest Estates Highway 66,  
Unit 1, 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 \$ 2500.00

Howsoever the same may be paid or secured, and whether or not the same is paid or secured by a mortgage or other lien, the whole or any part of the consideration (including 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 10 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, Colorado }  
County of EL PASO } ss.  
APRIL 22, 1985

Personally appeared the above named

ARTHUR W. COLLINSKAY M. COLLINS

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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon  
3109 North Nevada, CSC 80907  
Notary Public for Oregon  
My commission expires: 11-7-88

Arthur W. Collins/Kay M. Collins  
3834 Meadow Lane, Colorado Springs  
Colorado 80907

GRANTOR'S NAME AND ADDRESS

Realvest Inc.Santa Monica, Cal.

GRANTEE'S NAME AND ADDRESS

After recording return to:

REALVEST, INC

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 11th day of April, 1991, at 11:23 o'clock A.M., and recorded in book/reel/volume No. M91 on page 6468 or as document/fee/file/instrument/microfilm No. 28023, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By D. D. Biehn, Deputy

Fee \$28.00