

OK

31884

WARRANTY DEED

Vol. m9/ Page 13661

KNOW ALL MEN BY THESE PRESENTS, That REALVEST, Inc., A NEVADA CORP.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by:

STEVEN D. GARNER AND JUDIE A. GARNER, 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 21 OF NIMROD RIVER PARK AS SHOWN ON MAP IN OFFICIAL RECORDS OF SAID COUNTY. TOGETHER WITH A PORTION OF LOT 27 OF NIMROD RIVER PARK MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 21; THENCE S 10° 04' E ACROSS LOT 27 TO A POINT ON THE NORTHERLY BANK OF THE SPRAGUE RIVER; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERLY BANK OF SAID RIVER TO A POINT, WHICH POINT IS THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WESTERLY SIDELINE OF SAID LOT 21 AND THE NORTHERLY RIVER BANK; THENCE S 76° 02' 30" E ALONG THE SOUTHERLY LOT LINE OF SAID LOT TO THE POINT OF BEGINNING.

(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 \$.
~~However, the actual consideration consists of or includes other property or value given or promised which is 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 4 day of FEBRUARY, 1991; if a corporate grantor, it has caused its name to be signed and seal affixed by its officer duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

W.V. TROPP

STATE OF OREGON,)
County of) ss.STATE OF CALIF, County of CRANEE) ss.Personally appeared W.V. Tropp and

each for himself and not one for the other, did say that the former is the

corporation president and that the latter is the

secretary of

REALVEST Inc., A NEVADA CORP., 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 the

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:

(OFFICIAL SEAL)

Notary Public for OREGON

My commission expires:

Notary Public for OREGON
My Commission Expires
October 26, 1993

STATE OF OREGON,

County of KLAMATH) ss.

I certify that the within instrument was received for record on the 12th day of July, 1991, at 11:38 o'clock A.M., and recorded in book "rec" volume No. M91 on page 13661 or as fee/file/instrument/microfilm/reception No. 31884, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.

NAME

TITLE

By Deputy

Fee \$28.00

REALVEST INC
4550 W OAKLEY #102
LAS VEGAS NV 89102
GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

REALVEST INC
4550 W OAKLEY #102
LAS VEGAS NV 89102
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

2800