

1-1-74

WARRANTY DEED

Vol. m91 Page 13665

31887

KNOW ALL MEN BY THESE PRESENTS, That Gilbert A. Chance and Barbara A. Chance

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called 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 26, Block 36, Klamath Falls Forest Estates First 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 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.

~~Of the whole consideration (indicate which) (The sentence between the symbols (1), 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 18 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, Calif.

County of El Dorado ss.July 24, 19 85.

Personally appeared the above named  
GILBERT A. CHANCE &  
BARBARA A. CHANCE

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

EL DORADO CO., CALIFORNIA  
MY COMMISSION EXPIRES Oct 9 1987

Gilbert A. Chance

Barbara A. Chance El Dorado ss.STATE OF OREGON, County of EL DORADO, 19 85.

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:

Gilbert A. Chance/Barbara A. Chance  
930 W. Darlington Way  
Placerville, Cal. 95667

GRANTOR'S NAME AND ADDRESS

Realvest Inc.

Santa Monica, Cal. 90402  
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 12th day of July, 19 91, at 11:38 o'clock A.M. and recorded in book/reel/volume No. M91 on page 13665 or as document/fee/file/instrument/microfilm No. 31887. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Deborah A. Biehn, Deputy

Fee \$28.00