

1-1-74

33648

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That John H. Sitton and Dorothy E. Sitton

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 38, Block 22, Klamath Falls Forest Estates Highway 66 Unit 1.

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 (or interests) in the premises, which is part of the consideration (or interests) in the premises. (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 20 day of February, 1986; 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 Los Angeles }
April 23, 1986

Personally appeared the above named
John H. Sitton And
Dorothy E. Sitton

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.



PHYLICIA BLANK
Notary Public for Oregon
My commission expires June 22, 1986

STATE OF OREGON, County of Los Angeles } ss.
4/23, 1986

Personally appeared John H. Sitton and
Dorothy E. Sitton, 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 be-
half 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:

John/Dorothy Sitton
4009 Lindsey Ave
Pico Rivera, Cal. 90660
GRANTOR'S NAME AND ADDRESS
Realvest Inc.
438 Sycamore Road
Santa Monica, Cal. 90402
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath County Title Co.

P.O. Box 151, Klamath Falls, Or. 97601

REALVEST INC.
2001 E. PLAMINCO, #204
Until a change is requested all tax statements shall be sent to the following address:
LAS VEGAS, NV. 89119

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
23rd day of Aug., 1986,
at 9:39 o'clock AM., and recorded
in book/reel/volume No. M91 on
page 16867 or as document/fee/life/
instrument/microfilm No. 33648,
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