

42817

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Jerry Walton and Gertrud M. Walton

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 3, Block 41, Unit 2, Klamath Falls Forest Estates

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 \$ 2000.00

~~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 7 day of May, 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)

Jerry Walton

Gertrud M. Walton

STATE OF California
County of Los Angeles, ss.
May 13, 1986

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 19____, and _____, who, being duly sworn,

himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

Personally appeared the above named Jerry Walton and Gertrud M. Walton and acknowledged the foregoing instrument to be their voluntary act and deed.

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, at the time said instrument to be its voluntary act and deed.

Before me: Shirley Grover
(OFFICIAL SEAL) Notary Public for California
My commission expires: 5-9-87

(OFFICIAL SEAL)

Jerry Walton
12373 Sproul St.
Norwalk, cal. 90650
GRANTOR'S NAME AND ADDRESS

Realvest Inc.
~~428 Sproul St.~~ 2210 WILSHIRE BL. #345
Santa Monica, Cal. 90403
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath County Title Co. Realvest Inc.
P.O. Box 151, Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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

Realvest Inc.

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 31st day of March, 1992, at 10:03 o'clock A.M., and recorded in book/reel/volume No. M92 on page 6561 or as document/tee/file/instrument/microfilm No. 42817, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline M. Mulender, Deputy

Fee \$30.00

SPACE RESERVED FOR RECORDER'S USE