

1-1-74

43485

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Charles V. Mahoney

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 5, Block 12, 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 \$ 2000.00

~~Other terms, conditions, covenants, warranties, or restrictions, if any, shall be stated here or on the reverse side of this instrument. (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 25 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)



OFFICIAL SEAL
M. MICHLUK
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires SEP 23, 1986

STATE OF OREGON,

County of Los Angeles, ss.
Mar. 7 1986

Personally appeared the above named

Charles V. Mahoney

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

(OFFICIAL SEAL)

Before me:
M. Michluk
Notary Public for Oregon
My commission expires: 9-23-86

Charles V. Mahoney
Charles V. Mahoney

STATE OF OREGON, County of Los Angeles, ss.

Personally appeared Charles V. Mahoney 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:

Charles V. Mahoney

3948 Tilden Ave

Culver City, Cal. 90230

GRANTOR'S NAME AND ADDRESS

Realvest Inc.

~~430 Sycamore Road~~ 2210 W. Lushine BL #345
Santa Monica, Cal. 90403

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath County Title Co.

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.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 15th day of April, 1986, at 2:01 o'clock A.M., and recorded in book/reel/volume No. M92 on page 7871 or as document/fee/file/instrument/microfilm No. 43485, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Deborah A. Mueller Deputy

Fee \$30.00