

1-1-74

43486

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Peggy E. Hendrick

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 12 and Lot 13, Block 81, Klamath Falls Forest Estates Highway 66 Unit 4

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.

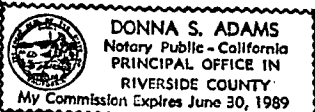
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2500.00

~~Other than the consideration stated in this instrument, no other consideration has been paid for the premises, which is part of the consideration for 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 1st day of March, 19 86; 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~~
County of Riverside
March 7, 19 86

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19 _____, 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 _____

Personally appeared the above named Peggy E. Hendrick

and acknowledged the foregoing instrument to be _____ her _____ voluntary act and deed.

_____ 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 full of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)



Before me: Donna S. Adams
Notary Public - California
PRINCIPAL OFFICE IN
RIVERSIDE COUNTY
My Commission Expires: 6-30-86

Before me: _____
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Peggy Hendrick
33080 Mountain View
Lake Elsinore Cal. 92530
GRANTOR'S NAME AND ADDRESS

Realvest Inc.
438 E. 9th Street #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.

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.

County of Klamath
I certify that the within instrument was received for record on the 15th day of April, 19 92 at 9:01 o'clock AM, and recorded in book/reel/volume No. M92 on page 7872 or as document/fee/title/instrument/microfilm No. 43486, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Rachel M. Mark Deputy

Fee \$30.00