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WARRANTY DEED

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REALVEST, INC., A NEVADA

KNOW ALL MEN BY THESE PRESENTS, That

CORPORATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Michael E. Long
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:

2,59 Acres Gross M/L being Parcel 12, Block 82, Klamath Falls
Forest Estates, Hwy 66, Unit 4, Klamath County, Oregon

(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.

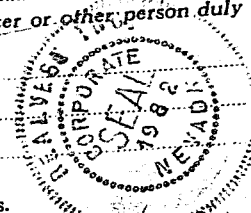
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,000.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, 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 15 day of OCTOBER, 1992;
if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

William V. Tropp

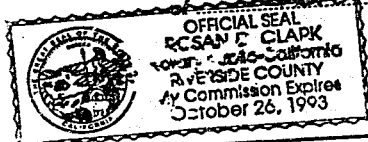


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STATE OF OREGON, County of ORANGE) SS.

This instrument was acknowledged before me on

by This instrument was acknowledged before me on OCTOBER 15, 1992,

by William V. Tropp
as PRESIDENT
REALVEST INC.



Rosan D. Clark
Notary Public for Oregon
My commission expires 10/26/93

REALVEST, INC.

2001 E. Flamingo, #204

Las Vegas, NV 89119

Michael E. Long

24065 NW Kay Rd

Hillsboro, Or 97124

After recording return to:

GRANTOR

NAME, ADDRESS, ZIP

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

MICHAEL E LONG

NAME, ADDRESS, ZIP

STATE OF OREGON,) SS.

County of Klamath

I certify that the within instrument was received for record on the 20th day of Oct., 1992, at 11:54 o'clock A.M., and recorded in book/reel/volume No. M92 on page 24549 or as fee/file/instrument/microfilm/reception No. 52556 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
NAME TITLE

By D. A. M. M. Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00