

OK 93 FEB 2 AM 10 15

WARRANTY DEED

Vol. m93 Page 2370 CA 11

57081

KNOW ALL MEN BY THESE PRESENTS, That REALVEST, INC., A NEVADA CORPORATION

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

Douglas A. Jeffers and Linda J. Jeffers, 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:

Parcel 45, Block 21, Klamath Falls Forest Estates, Hwy 66, Unit 1, 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 \$ 4,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 1 day of NOVEMBER, 1993; 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, for REALVEST, INC.



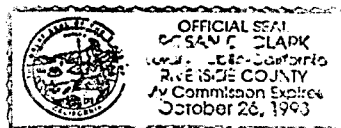
STATE OF CALIFORNIA

COUNTY OF Riverside } SS.On this the 25 day of JANUARY, 1993, before me the undersigned, aNotary Public in and for said County and State, personally appeared William V. Tropp AS
PRESIDENT REALVEST INC.

_____, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

Barbara D. Clark
Signature of Notary

FOR NOTARY SEAL OR STAMP



_____, 19____,

_____, 19____,

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_____, 19____,

_____, 19____,

Mr. & Mrs. Douglas Jeffers

1140 E. 7th St.

Ontario, CA 91764

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTOR

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath

SS.

SP Filed for record at request of:

RE

Realvest Inc.

on this 2nd day of Feb. A.D., 19 93
at 10:15 o'clock A. M. and duly recorded in Vol. M93 of Deeds Page 2370.

Evelyn Biehn County Clerk

By Pauline M. Nicksch

Deputy.

Fee, \$30.00