

OK
66560
WARRANTY DEED
Vol. m93 Page 20850
KNOW ALL MEN BY THESE PRESENTS, That SALLEY T. GARLAND

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by REALVEST INC. A NEVADA CORPORATION, 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 17, BLOCK 38, LOT 19, BLOCK 38, AND LOT 64, BLOCK 49, NIHRUD RIVER PARK 4th ADDITION — KLAMATH COUNTY — OREGON

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 \$ 4500.00
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 AUGUST, 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.

Salley T. Garland

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.

State of CALIF
 County of ORANGE
 On 08/15/93 before me, Ronald R. Clark
 (DATE) (NAME, TITLE OF OFFICER - I.E., JANE DOE, NOTARY PUBLIC)
 personally appeared SALLEY T. GARLAND
 (NAME(S) OF SIGNER(S))

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Ronald Clark
 (SIGNATURE OF NOTARY)

OFFICIAL SEAL
 RONALD R. CLARK
 Notary Public
 Riverside County
 A Commission Expires
 October 2000

RIGHT THUMBPRINT (OPTIONAL)
 TOP OF THUMB HERE

CAPACITY CLAIMED BY SIGNER(S)
 INDIVIDUAL(S)
 CORPORATE
 OFFICER(S) (TITLE(S))
 PARTNER(S)
 ATTORNEY IN FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER:

SIGNER IS REPRESENTING:
 (NAME OF PERSON(S) OR ENTITY(IES))

ATTENTION NOTARY: The information requested below is OPTIONAL. It could, however, prevent fraudulent attachment of this certificate to any unauthorized document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document, Klamath Deed
 Number of Pages 1 Date of Document 08/15/93
 Signer(s) Other Than Named Above _____

WOLCOTT'S FORM 63240—ALL PURPOSE ACKNOWLEDGMENT WITH SIGNER CAPACITY/REPRESENTATION/FINGERPRINT—Rev 12-92
 STATE OF OREGON: COUNTY OF KLAMATH: ss.
 Filed for record at request of Realvest Inc. the 20th day of Aug. A.D., 19 93 at 10:29 o'clock AM. and duly recorded in Vol. M93 of Deeds on Page 20850
 FEE \$30.00
 Return: Realvest Inc., 2001 E. Flamingo #204, Las Vegas, Nv. 89115
 Evelyn Biehn County Clerk
 By Ronald Clark