

**Aspen**  
TITLE & ESCROW, INC.

## WARRANTY DEED

#03041780

AFTER RECORDING RETURN TO:

REALVEST, INC.

2001 E. FLAMINGO #115

LAS VEGAS, NV 89119

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

JOHN K. ROSEGARD and MARY J. ROSEGARD, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to REALVEST, INC., a  
Nevada corporation hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

Lot 3, in Block 115, KLAMATH FALLS FOREST ESTATES HIGHWAY 66  
UNIT, PLAT NO. 4, in the County of Klamath, State of Oregon.

Code 36 Map 3811-2A0 TL 600

"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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST  
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$1,250.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 8<sup>th</sup> day of June 1994.

John K. Rosegard  
JOHN K. ROSEGARD

Mary J. Rosegard  
MARY J. ROSEGARD

STATE OF NEVADA, County of DOUGLAS )ss.On this 8<sup>th</sup> day of JUNE, 1994,

Personally appeared the above named JOHN K. ROSEGARD and MARY J.  
ROSEGARD and acknowledged the foregoing instrument to be his  
voluntary act and deed.

Before me:

Notary Public for Nevada

My Commission Expires: JUNE 22, 1997

JANET G. ANDERSON  
Notary Public Nevada  
Douglas County  
My Commission Expires June 22, 1997



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00-53-94903-43 REV'D

83360

19652

WARRANTY DEED

Aspen  
TITLE & ESCROW, INC.

403011780  
AFTER RECORDING RETURN TO:  
REALVEST, INC.  
2001 E. FLAMINGO BLVD  
LAS VEGAS, NV 89119

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 23rd day  
of June A.D., 19 94 at 3:43 o'clock P. M., and duly recorded in Vol. M94  
of Deeds on Page 19652

FEE \$35.00

Evelyn Biehn - County Clerk

By Melanie M. Mendenhall

UNIT, PLAT NO. 4, in the County of Klamath, State of Oregon.

Code 36 App 3811-240 Lf 500

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restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land,  
and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$1,250.00.

In considering this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 23rd day of June, 1994.

MARY J. ROSEBARD  
MARY J. ROSEBARD

JOHN K. ROSEBARD  
JOHN K. ROSEBARD

STATE OF NEVADA, County of DOUGLAS

On this 23rd day of June, 1994.

Personally appeared the above named JOHN K. ROSEBARD and MARY J.  
ROSEBARD and acknowledged the foregoing instrument to be his  
voluntary act and deed.

