

## 06-23-94P03:43 RCVD

Vol. <u>m94</u> Page 19652

WARRANTY DEED

HSPEN TITLE & ESCROW, INC #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 strument day of <u>June</u>1994.

John K. Roseyard JOHN K. ROSEGARD

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- Mary . Rysegard megard

STATE OF NEVADA, County of DOUGLAS )ss. On this  $\frac{g^2}{2}$  day of  $J_{OUE}$ , 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.

aul Cr. Before me: Notary Public for Alevada My Commission Expires: JUNE 22 1997



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Service met Hotar: Public for Nevado Hotar: Subirc for Nevado Hotar: Sound State (1905 do 1922)

