

99681

FORM No. 633 - WARRANTY DEED (Individual or Corporate).

05-09-95P02:14

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NA 53-248A

WARRANTY DEED REALVEST, INC.,

KNOW ALL MEN BY THESE PRESENTS, That

A. NEVADA CORPORATION

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

Walter Coburn

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

LOT 06, BLOCK 89, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 4
KLAMATH COUNTY, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.
And grantor hereby covenants to and with 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 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. 8500.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$8500.00. 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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument the day of April, 1995, if a corporate grantor, it has caused its name to be signed and its seal, if any, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on

by

as

of

W.V. Tropp
PRESIDENT
REALVEST INC.

Notary Public for Oregon

My commission expires

Mr. Walter Coburn
6645 Thille #131
Ventura, Ca. 93003
Grantor's Name and Address

REALVEST, INC.
6645 Thille #131
Ventura, Ca. 93003
Grantee's Name and Address

After recording return to (Name, Address, Zip):

GRANTOR

Until requested otherwise send all tax statements to (Name, Address, Zip):

GRANTOR

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of

I certify that the within instrument was received for record on the day of o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County. Witness my hand and seal of County affixed.

By NAME, Deputy.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of OrangeOn April 11, 1995 before me, Laura R. Eustace, Notary Public,
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared W. V. Tropp
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 ac-
knowledged 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.

Laura R. Eustace
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☒ CORPORATE OFFICER

President, Realvest, Inc.
TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL

- ☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

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

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

1
NUMBER OF PAGES

April 11, 1995
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of REALVEST the 9th day
of May A.D., 19 95 at 2:14 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 11957

FEE \$35.00

By Bernetha G. Tetsch County Clerk