

NA

449

ATC 951253  
WARRANTY DEED

Vol. 1195 Page 13668

KNOW ALL MEN BY THESE PRESENTS, That Frank M. Cardia and Josephine Cardia  
Josephine Cardia

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 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 6, Block 18, Nimrod River Park 2nd. Addition

Lot 16, Block 13, Nimrod River Park 2nd. Addition

Lot 98 Block 70, Nimrod River Park 5th. Addition

All in 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2500.00

The whole or a part of the consideration consists of or includes other property or value given or promised which is the whole or a part of the consideration. (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 this 16 day of May, 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.

Frank M. Cardia

Josephine Cardia

STATE OF OREGON, County of ) ss.

This instrument was acknowledged before me on , 19, by

This instrument was acknowledged before me on , 19, by

as of

Notary Public for Oregon

My commission expires

F. and J. Cardia  
6056 Dolomite Dr.  
El Dorado, Cal. 95623  
Grantor's Name and AddressRealvest, Inc.  
HC 15, Box 495-C, HWY 152  
CA 6082, Hanover, N.M. 88041  
Grantee's Name and Address

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

Grantee

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

Grantee

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

I certify that the within instrument was received for record on the day of , 19, at 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.

NAME TITLE  
By , Deputy.

05-23-95P03:26 RCVD

# **CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

STATE OF CALIFORNIA )

COUNTY OF El Dorado )On May 18 1995 before me, CRISTINE HAM NOTARY PUBLIC  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, FRANK M AND JOSEPHINE CARDIA  
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.

Cristine Ham (SEAL)  
NOTARY PUBLIC SIGNATURE



## **OPTIONAL INFORMATION**

TITLE OR TYPE OF DOCUMENT Warranty Deed  
DATE OF DOCUMENT 5-16-95 NUMBER OF PAGES 1  
SIGNER(S) OTHER THAN NAMED ABOVE None

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & EScrow the 23rd day  
of May A.D., 19 95 at 3:26 o'clock p M., and duly recorded in Vol. M95,  
of Deeds on Page 13668.

FEE \$35.00

By Bernetha G. Letsch, County Clerk