

NA

916

WARRANTY DEED

Vol. M95 Page 14463

14463

916

WARRANTY DEED

ALLAN C. TIETJEN AND CATHERINE A. TIETJEN

KNOW ALL MEN BY THESE PRESENTS, That Allan C. Tietjen and Catherine A. Tietjen as individuals, husband and wife and as trustees for Tietjen Family Trust

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 3 and Lot 4, Block 18, Ferguson Mountain Pines 1st. Addition,
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.

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

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 \$.
 Otherwise, 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.
 part of the instrument this deed where the context so requires, the singular includes the plural and all grammatical

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 25 day of May, 2006, 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 FEED 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.

Allan C. Tietjen as Individual and Trustee
for Tietjen Family Trust

Catherine A. Tietjen as individual and Trustee
for Tietjen Family Trust

STATE OF ~~OREGON~~, County of _____, ss.
 _____, 19____

This instrument was acknowledged before me on _____, 19____
by Allan C. Tietjen and Catherine A. Tietjen _____, 19____

by Allan C. Tietjen and Catherine A. Tietjen, 19
Trustees for Tietjen Family Trust
Tietjen Family Trust

Notary Public for Oregon

My commission expires

Allan/Catherine Tietjen.....
2600 Elk Valley Crossroads.....
Crescent City, Cal. 95531.....

Realvest Inc.
HC 15, Box 495-C Hwy 152, Ca 6082
Hanover, NM 88041

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

Grantee.

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

Grantee

STATE OF OREGON,
County of

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/instru-
ment/microfilm/reception No.
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

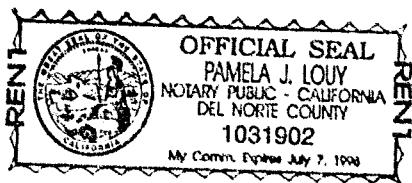
NAME TITLE

By _____, Deputy.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIACounty of DEL NORTEOn MAY 30, 1995 before me, PAMELA J. LOUY, NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared ALLAN C. TIETJEN & CATHERINE A. TIETJEN
individually and as Trustees for Tietjen NAME(S) OF SIGNER(S) Family Trust

☐ 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.

Pamela J. Louy
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

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

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

THE TIETJEN FAMILY TRUST

This Revocable Living Trust Agreement herein known as the Tietjen Family Trust, is made this 16th day of August, 1993 between Allan and Catherine Tietjen, husband and wife of Crescent City, State of California, herein referred to as Grantors, and Allan and Catherine Tietjen, of 2600 Elk Valley Crossroad, City of Crescent City, State of California, herein referred to as Co-Trustees.

Whereas, grantors are now the owners of the property described in Exhibit A attached hereto and made a part hereof, and

Whereas, grantors desire to make provision for the care and management of such property, and the collection of the income therefrom, and the disposition of both such income and such property in the manner herein provided:

Now, therefore, for the reasons set forth above, and in consideration of the mutual covenants set forth herein, grantors and trustees agree as follows:

1. Transfer of Property: Grantors, in consideration of the acceptance by co-trustees of the trust herein created, hereby convey, transfer, assign, and deliver to co-trustees, their successors in trust and assigns, the property described in Exhibit A attached hereto and made a part hereof, by this reference, which property, together with all other property that may from time to time be held by co-trustees hereunder, is herein referred to as Trust Estate. Grantors, and any other persons shall have the right at any time to add property acceptable to trustees to this trust and such property, when received and accepted by trustees, shall become part of the trust estate.

2. Disposition of Income and Principal: Trustees shall care for and manage the trust estate and collect the income derived therefrom, and, after the payment of all taxes and assessments thereon and all charges incident to the management thereof, dispose of the net income therefrom and corpus thereof, as follows:

During the lifetime of grantors the trustees may pay income of the trust estate and such portions of the principal as the grantors from time to time may direct to the grantors, or otherwise as they direct during their lives.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & EScrow the 1st day
of June A.D., 19 95 at 10:43 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 14463

Bernetha G. Letsch, County Clerk

By Lynette H. Hickey

FEE

\$40.00