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1166

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Severino F. Federico

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 7, Block 23, Nimrod River Park 2nd. 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.

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 \$ 1000.00

The whole or part of the 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 this 22 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.

Severino F. Federico

STATE OF OREGON, County of Santa Clara) ss.

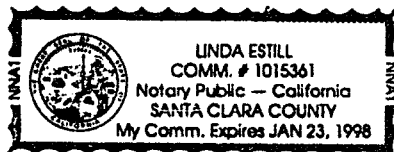
This instrument was acknowledged before me on May 30, 1995,

by Severino F. Federico

This instrument was acknowledged before me on , 19 ,

by

as



Notary Public for Oregon

My commission expires January 23, 1998 Calif.

Severino F. Federico

P.O. Box 658

San Martin, Cal. 95046

Grantor's Name and Address

Realvest Inc.

HC 15, Box 495-C, HWY 152 CA6082

Hanover, NM. 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 Klamath } ss.

I certify that the within instrument was received for record on the 6th day of June, 1995, at 3:48 o'clock P.M., and recorded in book/reel/volume No. N95 on page 14956 and/or as fee/tile/instrument/microfilm/reception No. 1166, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Berntha G. Letsch, Co. Clerk.

NAME

TITLE

Linda Estill, Deputy.

FEE: \$30.00

06-06-95P03:48 RCVD