

NA

1266

WARRANTY DEED

Vol. M95 Page 15177KNOW ALL MEN BY THESE PRESENTS, That James E. Cooper and Julia Y. Cooperhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Realvest Inc. A Nevada Corporationhereinafter 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 9 and Lot 10, Block 33, Nimrod River park 4th. 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 \$ 357.54.  
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 this 2 day of June, 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.

James E. Cooper

Julia Y. Cooper

STATE OF Oregon, County of Cal ss.This instrument was acknowledged before me on June 2, 1995,by James E. Cooper and Julia Y. Cooper, 1995,This instrument was acknowledged before me on June 2, 1995,by James E. Cooper and Julia Y. Cooper, 1995,as James E. Cooper and Julia Y. Cooper, 1995,of Klamath County, Oregon, 1995.

Notary Public for Oregon

My commission expires June 2, 1995

James and Julia Cooper

1316 E. Palmetto Ave.

Lompoc, Ca. 93436

Grantor's Name and Address

Realvest Inc

HC 15, Box 495-C HWY 152, CA 6082

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

STATE OF OREGON,

County of Cal ss.I certify that the within instrument was received for record on the 2 day of June, 1995, at 2 o'clock P.M., and recorded in book/reel/volume No. 15177 on page 15177 and/or as fee/tile/instrument/microfilm/reception No. 15177, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By James E. Cooper, Deputy.SPACE RESERVED  
FOR  
RECORDER'S USE

06-08-95P03:11 RCVD

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

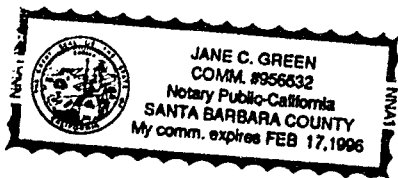
15178

No. 5907

State of California  
County of Santa Barbara

On June 5, 1995 before me, Jane C. Green, Notary Public  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"  
personally appeared James E. Cooper and Julia Y. Cooper  
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 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.

Jane C. Green  
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)

Self

### DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed

TITLE OR TYPE OF DOCUMENT

- 1 -

NUMBER OF PAGES

June 2, 1995

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 8th day  
of June A.D., 19 95 at 3:11 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 15177

FEE \$35.00

Bernetha G. Letsch, County Clerk