

NA 2620

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Frederic C. Schwalenberg and Kathryn J. Schwalenberg, Trustees of the Schwalenberg Family Trust dated 10-19-94 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 22, Block 45, Klamath Falls Forest Estates Highway 66 Plat 2,

Lot 22, Block 29, Klamath Falls Forest Estates highway 66 Plat 2,

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 \$4500.00

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 this 1 day of July, 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.

Frederic C. Schwalenberg  
Frederic C. Schwalenberg as Trustee & Individual  
Kathryn J. Schwalenberg  
Kathryn J. Schwalenberg as Trustee & Individual

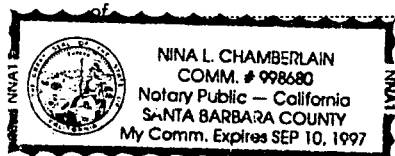
STATE OF OREGON, County of Calif ss.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by Frederic C. Schwalenberg and Kathryn J. Schwalenberg

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_



Nina L. Chamberlain  
Notary Public for California  
My commission expires Sept. 10, 1997

Frederic and Kathryn Schwalenberg  
1241 Mission Ridge Rd.  
Santa Barbara, Cal. 93103  
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 USE

STATE OF OREGON, } ss.  
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/instrument/microfilm/reception No. \_\_\_\_\_ Record of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_, Deputy.

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CaliforniaCounty of Santa BarbaraOn June 29, 1995 before me, Nina L. Chamberlain, Notary Public  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared Frederic C. Schwalenberg & Kathryn/Kay J. Schwalenberg  
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.

Nina L. Chamberlain  
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 S  
☐ CORPORATE OFFICER

I.  
TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☒ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

## SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

Schwalenberg Family Trust

## DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed

TITLE OR TYPE OF DOCUMENT

1

NUMBER OF PAGES

10-19-94

DATE OF DOCUMENT

None

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 10th day  
of July A.D., 19 95 at 3:48 o'clock P M., and duly recorded in Vol. M95,  
of Deeds on Page 17867.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Annette N. Harkin