

NA

53-164

WARRANTY DEED

REALVEST, INC.

3215

KNOW ALL MEN BY THESE PRESENTS, That

A NEVADA CORPORATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Cynthia Ahlgrin

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:

PARCEL 09, BLOCK 43, KLAMATH FOREST ESTATES, 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.

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 \$ 7000.00

~~XXXXXX THIS DEED IS VOID IF IT IS USED TO TRANSFER ANY REAL PROPERTY OF THE GRANTOR OR GRANTOR'S SPOUSE WHICH IS 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 12 day of JANUARY, 1996. 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.

X

William V. Tropp, Preside

STATE OF OREGON, County of ORANGE) ss.

This instrument was acknowledged before me on _____, 19____,

by _____

This instrument was acknowledged before me on 1/23, 1996by William V. Troppas Presidentof Realvest, Inc.

SAM ABRAHAM
COMM. 1019815
NOTARY PUBLIC CALIFORNIA
ORANGE COUNTY
My Term Exp. March 10, 1995

Sam Abraham
Notary Public for Oregon
My commission expires 3/10/98

REALVEST, INC.,
H.C.:15, Box 495-C % P. Browning
Hanover, N.M. 88041
Grantor's Name and Address

Ms Cynthia Ahlgrin
Rt 4, Box 532
Holly Springs, Miss 38635
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 Klamath

I certify that the within instrument was received for record on the 2nd day of Feb, 1996, at 1:50 o'clock P.M., and recorded in book/reel/volume No. M96 on page 3215 and/or as fee/file/instrument/microfilm/reception No. 12896 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

By Lyette M. Kelly Deputy.

Fee \$30.00

96 FEB -2 P1:50