

96 FEB 26 P3:45

Aspen

TITLE & ESCROW, INC.

WARRANTY DEED

#03044259

AFTER RECORDING RETURN TO:

REALVEST, INC.

HC15, BOX 495-C

HWY 152 CA6082

HANOVER, NM 88041

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

THERESE M. CHASTEEN and SAMUEL R. CHASTEEN and JOHN KENT CHASTEEN, hereinafter called GRANTOR(S), convey(s) to REALVEST, INC., a Nevada corporation hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lots 21, 22, and 23, Block 121, KLAMATH FALLS FOREST ESTATES
HIGHWAY 66 UNIT, PLAT NO. 4, in the County of Klamath, State of Oregon.

Code 36 Map 3811-11B0 TL 5200

Code 36 Map 3811-11B0 TL 5100

Code 36 Map 3811-11B0 TL 5000

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$3,600.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 29th day of January, 1996.

Therese M. Chasteen
X *Pro B. John Kent Chasteen*
THERESE M. CHASTEEN

Samuel R. Chasteen
SAMUEL R. CHASTEEN

John Kent Chasteen
JOHN KENT CHASTEEN

STATE OF Oregon, County of Clatsop)ss.

On this 29 day of January, 1996,

Personally appeared the above named THERESE M. CHASTEEN and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for _____

My Commission Expires: _____

STATE OF _____, County of _____)ss.

On this _____ day of _____, 1996,

Continued on next page

WARRANTY DEED
PAGE 2

Personally appeared the above named SAMUEL R. CHASTEEN and acknowledged the foregoing instrument to be his voluntary act and deed.

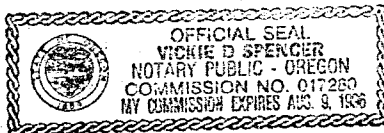
Before me: See attached
Notary Public for _____
My commission expires: _____

STATE OF Oregon, County of Lincoln ss.

On this 1st day of February, 1996,

Personally appeared the above named JOHN KENT CHASTEEN and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Vickie D. Spencer
Notary Public for: Oregon
My commission expires: 8/9/96



FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

WARRANTY DEED
#03044259

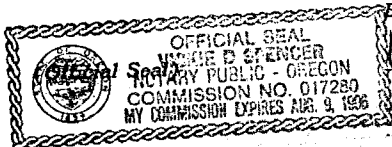
STATE OF OREGON,

County of Lincoln } ss.

On this the 1st day of February, 1996 personally appeared

John K. Chasteen
who, being duly sworn (or affirmed), did say that he is the attorney in fact for _____

Theresa M. Chasteen
and
that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



Before me:

Vickie D. Spencer

(Signature)

(Title of Officer)

WILF S. ECKHOM INC.

Wabau

20 100 50 100 50

13253

2000

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
 County of San Diego
 On 2-5-96 before me, JOANNE HOLMAN NOTARY PUBLIC
Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared SAMUEL RICHARD CHASTEEN
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.

Joanne Holman
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed
 Document Date: 1-29-96 Number of Pages: ONE
 Signer(s) Other Than Named Above: Therese M. Chasteen and John Kent Chasteen

Capacity(ies) Claimed by Signer(s)

Signer's Name: Samuel Richard Chasteen

- ☒ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

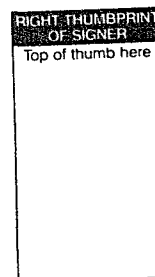
Signer Is Representing:



Signer's Name: NONE

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing:



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 26th day
 of Feb A.D., 19 96 at 3:45 o'clock P. M., and duly recorded in Vol. M96
 of Deeds on Page 5164

FEE \$40.00

By Bernetha G. Leisch County Clerk