

NA
53-342*16929WFE 2377
WARRANTY DEED

Vol. M96 Page 11465

KNOW ALL MEN BY THESE PRESENTS, That

MARK S. FRYHOFF

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 03, BLOCK 87, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 4
LOT 04, BLOCK 87, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 4

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 \$ 5000.00

However, the actual consideration consists of or includes other property or value given or promised which is ~~not to be considered as part of the consideration for this transfer.~~ 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 3rd day of April, 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.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 3, 1996,

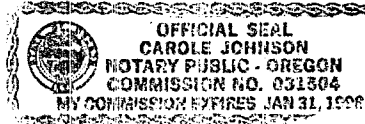
by Mark S. Fryhoff

This instrument was acknowledged before me on , 19 ,

by

as

of



Carol Johnson
Notary Public for Oregon
My commission expires January 31, 1998

Mark S. Fryhoff
40333 Lebart Way
Chiloquin, Or 97524
Grantor's Name and Address

REALVEST, INC.,
% PAULINE BROWNING
HC15, Box 495C
Hanover, NM 88041
Grantee's Name and Address

REALVEST, INC.,
% PAULINE BROWNING
HC15, Box 495C
Hanover, NM 88041
Grantee's Name and Address

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 24th day of April, 1996, at 3:32 o'clock PM., and recorded in book/reel/volume No. M96 on page 11465 and/or as fee/file/instrument/microfilm/reception No. 16929, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

By *Sherry F. Farnsworth* Deputy.

Fee \$30.00

96 APR 24 P 3:32