

NA

53-147 **17243**

WARRANTY DEED

REALVEST, INC.,

Vol. m96 Page 12215

KNOW ALL MEN BY THESE PRESENTS, That

**A. NEVADA CORPORATION**

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

**Jesúsita Garcia-Perez**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 09, BLOCK 12, NIMROD RIVER PARK, 2ND 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 \$ 4990.00~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
~~consideration (indicate which) of 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 16 day of MARCH, 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.

William V. Tropp, President

STATE OF ~~OREGON~~ <sup>OREGON</sup>, County of ORANGE ) ss.This instrument was acknowledged before me on MARCH 16, 1996, by William V. TroppThis instrument was acknowledged before me on MARCH 16, 1996, by William V. Troppas Presidentof REALVEST, INC.Laura R. Eustace  
My commission expires 12-29-97 Notary Public for Oregon**REALVEST, INC.,**  
**H.C.15, Box 495-C & P, Browning-**  
**hanover, n.h. 08041**

Grantor's Name and Address

**Ms Jesusita Garcia-Perez**  
**21149 Hicks St**  
**Perris, Ca 92570**

Grantee's Name and Address

After recording return to (Name, Address, Zip):

**Ms Jesusita Garcia-Perez**  
**21149 Hicks St**  
**Perris, Ca 92570**

Until requested otherwise send all tax statements to (Name, Address, Zip):

**Ms Jesusita Garcia-Perez**  
**21149 Hicks St**  
**Perris, Ca 92570**SPACE RESERVED  
FOR  
RECORDER'S USESTATE OF OREGON,  
County of Klamath ) ss.I certify that the within instrument was received for record on the 1st day of May, 1996, at 10:01 o'clock A.M., and recorded in book/reel/volume No. M96 on page 12215 and/or as fee/file/instrument/microfilm/reception No. 17243, Record of Deeds of said County.

Witness my hand and seal of County affixed.

**Bernetha G Letsch, County Clerk**By C. J. Jussab Deputy.

Fee \$30.00

36 MAY 1 AMO:01