

NA

53-17471

## WARRANTY DIED

Vol. m96 Page 12784



KNOW ALL MEN BY THESE PRESENTS, That HOWARD ALLEN BLANCHARD, WHO ACQUIRED  
TITLE AS, AND IS FORMERLY KNOWN AS, HOWARD ALLEN JONES, JR.  
 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:

25:57

DAY 3

8

(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 \$ 1500.00

However, the actual consideration consists of or includes other property or value given or promised which is consideration (indicate which). The sentence between this symbol®, 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 18<sup>th</sup> 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 30.130.

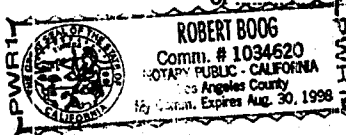
*Howard Nelson Blawie*  
HOWARD NELSON BLAWIE

STATE OF CALIFORNIA, County of LOS ANGELES ) ss.

This instrument was acknowledged before me on MARCH 18, 1996

by Michael J. Smith

by .....



My commission expires AUGUST 30, 1998 Notary Public for Oregon

Howard A. Blanchard  
26736 Player Dr Unit R7  
Valencia, Ca 91355  
REALVEST, INC.,  
% PAULINE BROWNING  
HC15, Box 495C  
Hanover, NM 88041

REMOVED FROM (Name, Address, Zip):  
 & PAULINE BROWNING  
 HC15, Box 495C  
 Hanover, NM 88041

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

REALVEST, INC.,  
% PAULINE BROWNING  
HC15, Box 495C  
Hanover, NM 88041

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/tile/instrument/microfilm/reception No. ...., Record of Deeds of said County.*

Witness my hand and seal of  
County affixed.

NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_  
By \_\_\_\_\_, Deputy.

HOWARD A. BLANCHARD  
NOTARY PUBLIC  
LOS ANGELES COUNTY  
12785

State of CALIFORNIACounty of LOS ANGELESOn MARCH 18, 1996 before me, ROBERT BOOG, NOTARY PUBLIC

(DATE)

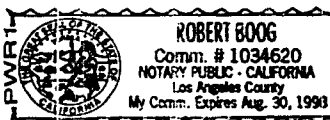
(NAME, TITLE OF OFFICER - I.E., "JANE DOE, NOTARY PUBLIC")

personally appeared HOWARD ALLEN BLANCHARD

(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.

*[Signature]*  
(SIGNATURE OF NOTARY)

(SEAL)

RIGHT THUMBPRINT (OPTIONAL)

TOP OF THUMB HERE

## CAPACITY CLAIMED BY SIGNER(S)

☒ INDIVIDUAL(S)☐ CORPORATE

OFFICER(S)

☐ PARTNER(S) (TITLE(S))☐ ATTORNEY IN FACT☐ TRUSTEE(S)☐ GUARDIAN/CONSERVATOR☐ OTHER:

## SIGNER IS REPRESENTING:

(NAME OF PERSON(S) OR ENTITY(IES))

ATTENTION NOTARY: The information requested below is OPTIONAL. It could, however, prevent fraudulent attachment of this certificate to any unauthorized document.

THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT RIGHT:

Title or Type of Document WARRANT DEEDNumber of Pages ONE (1)Date of Document 3-18-96

Signer(s) Other Than Named Above \_\_\_\_\_

12786

LAW OFFICES OF JOHN J. MALEC  
6355 Topanga Canyon Boulevard  
Suite 331  
Woodland Hills, CA 91367  
Telephone: (818) 999-0224

**FILED**

JUL 16 1990

FRANK S. ZILIN, COUNTY CLERK

*L. Klein*  
BY L. KLEIN, DEPUTY

Attorneys for: Petitioners

SUPERIOR COURT OF THE STATE OF CALIFORNIA  
FOR THE COUNTY OF LOS ANGELES

In the Matter of the Adoption of )  
HOWARD ALLEN JONES, JR., )  
an adult person. )


CASE NO.: LT 000004  
DECREE OF ADOPTION  
[CC Section 227p (Adult)]

The petition of FRANKLIN STANLEY BLANCHARD and HOWARD ALLEN JONES, JR., for adoption came on regularly to be heard on July 16, 1990, in Department NW "A" of this court before the Honorable Richard G. Kolostian, Judge, presiding. Petitioners and their attorney, Joseph P. Graziano, on behalf of the Law Offices of John J. Malec, appeared and the petitioners were examined by the court, each separately. The court found that each petitioner has attained majority and that petitioner FRANKLIN STANLEY BLANCHARD is older than petitioner HOWARD ALLEN JONES, JR., whom he seeks to adopt; petitioners FRANKLIN STANLEY BLANCHARD and HOWARD ALLEN JONES, JR., are residents of Los Angeles County, California; petitioners have heretofore and on or about April 26, 1990, entered into an agreement in writing wherein and whereby petitioner FRANKLIN STANLEY BLANCHARD agreed to adopt

1 petitioner HOWARD ALLEN JONES, JR., and the latter agreed to be  
 2 adopted by the former, and the petitioners agreed to assume toward  
 3 each other the relation of parent and child; neither petitioner is  
 4 married and no spousal consent is required; and the court, after  
 5 hearing the evidence, is satisfied and finds that the adoption  
 6 will be for the best interest of the parties and in the public  
 7 interest, and that there is no reason why the petition should not  
 8 be granted.

9 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that the petition  
 10 herein be and it hereby is granted and approved and petitioner  
 11 HOWARD ALLEN JONES, JR., is hereby adopted by petitioner FRANKLIN  
 12 STANLEY BLANCHARD, and the former shall hereafter be regarded and  
 13 treated in all respects as the child of the latter and shall be  
 14 henceforth known as HOWARD ALLEN BLANCHARD.

15 Dated: JUL 16 1990, 1990

16  
 17   
 18 JUDGE OF THE SUPERIOR COURT  
 19  
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 24  
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 26  
 27  
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THE DOCUMENT TO WHICH THIS CERTIFICATE IS AT-  
TACHED IS A FULL, TRUE AND CORRECT COPY OF THE  
ORIGINAL ON FILE AND OF RECORD IN MY OFFICE

ATTEST NOV 20 1990 19\_\_

FRANK S. ZIDLER

County Clerk and Clerk of the  
Superior Court of California,  
County of Los Angeles.

A. Chaney DEPUTY

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day  
of May A.D., 19 96 at 3:57 o'clock P M., and duly recorded in Vol. M96  
of Darda on Page 12784.

FEE \$50.00

By Bernetha G. Letsch County Clerk  
Christy Russell