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NA 53-334\*\* 17544

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

ROBERT CASTRO 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 56, BLOCK 16, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 1 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 \$ 1500.00

However, the actual consideration consists of or includes other property or value given or promised which is stated in 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 23rd 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.

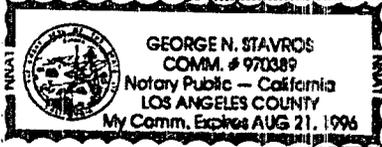
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Robert Castro

STATE OF CALIFORNIA, County of LOS ANGELES, ss.

This instrument was acknowledged before me on MARCH 23, 1996, by Robert Castro

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_



Bernetha Stavros Notary Public for Oregon My commission expires 8-21-96

Robert Castro 6206 Primrose Ave Temple City, Ca 91780 REALVEST, INC., % PAULINE BROWNING HC15, Box 495C Hanover, NM 88041 REALVEST, INC., % PAULINE BROWNING HC15, Box 495C Hanover, NM 88041

\$30.00

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was received for record on the 6th day of May, 1996, at 3:56 o'clock P.M., and recorded in book/reel/volume No. m96 on page 12944 and/or as fee/file/instrument/microfilm/reception No. 17544. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

By Cheryl Stewart, Deputy.

96 MAY -6 P 3:56