

NA 53-007002 **19200**

WARRANTY DEED

Vol. m96 Page 16361

KNOW ALL MEN BY THESE PRESENTS, That

GARY J. TURNER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by REALVEST, INC., A NEVADA CORPORATION

hereinafter called the grantee, do 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 02, BLOCK 11, FERGUSON MOUNTAIN PINES

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 \$ 1000.00

~~However, the actual consideration consists of it includes other property or value given or promised which is his whole consideration (indicate with check) (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 30TH day of MAY, 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.

Gary J. Turner

Gary J. Turner

STATE OF OREGON, County of KLAMATH ss.

This instrument was acknowledged before me on _____, 19____,

by _____, 19____,

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____,

of _____.

See attached

Notary Public for Oregon

My commission expires _____

Gary J. Turner

P.O. Box 914

Valley Springs, Ca 95252

Grantor's Name and Address

REALVEST, INC.,

% PAULINE BROWNING

HC15, Box 495C

Hanover, NM 88041

Grantor's Name and Address (if different from above)

% PAULINE BROWNING

HC15, Box 495C

Hanover, NM 88041

Grantor's Name and Address (if different from above)

% PAULINE BROWNING

HC15, Box 495C

Hanover, NM 88041

STATE OF OREGON,

County of _____ } ss.

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.

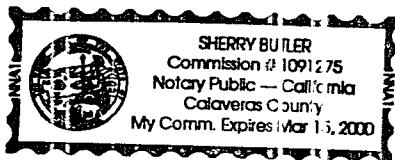
SPACE RESERVED FOR RECORDER'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

16362

State of Calif.
 County of Calaveras
 On 5-30-96 before me, Sherry Butler
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared Gary J. Turner
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.

Sherry Butler
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: _____ Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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

RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

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

RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here

Signer Is Representing: _____

STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of Arpen Title & Escrow the 4th day
 of June A.D., 19 96 at 3:43 o'clock PM., and duly recorded in Vol. M96
 of Deeds on Page 16361

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Sherry Butler