



WARRANTY DEED

#03044551
AFTER RECORDING RETURN TO:

REALVEST, INC.
HC 15, BOX 495-C
HWY 152, CTY#6082
HANOVER, NM 88041

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

SHIRLEY A. RUH also known as SHIRLEY ANNIE RUH and JAMES W.
SWAVELY also known as JAMES W. SWAVELY, JR. and DEBORAH L.
REMUND, hereinafter called GRANTOR(S), convey(s) to REALVEST,
INC., a Nevada corporation, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

Lot 52, Block 12, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,
PLAT 1, in the County of Klamath, State of Oregon.

CODE 36 MAP 3711-21A0 TL 400

Lot 44, Block 12, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT,
PLAT 1, in the County of Klamath, State of Oregon.

CODE 36 MAP 3711-21A0 TL 2300

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, and will warrant
and defend the same against all persons who may lawfully claim
the same, except as shown above.

The true and actual consideration for this transfer is
\$5,500.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 8th day of May, 1996.

Shirley A. Ruh
SHIRLEY A. RUH

James W. Swavely
JAMES W. SWAVELY

Deborah L. Remund
DEBORAH L. REMUND

STATE OF CALIFORNIA)
COUNTY OF San Diego) ss.

On May 19, 1996 before me, Debbie Flynn - Notary
personally appeared SHIRLEY A. RUH and JAMES W. SWAVELY and
DEBORAH L. REMUND 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
Continued on next page

'96 JUN -4 P3:43

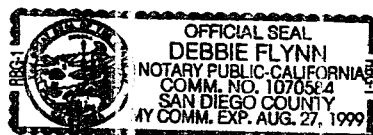
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the entity upon behalf of which the person(s) acted, executed
the instrument.

WITNESS my hand and official seal.

Signature Debbie Flynn

My commission expires: August 27, 1999



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Asper. 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 16363.

FEE \$35.00

By Bernetha G. Letsch, County Clerk