

53-130 20651

WARRANTY DEED, INC.

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KNOW ALL MEN BY THESE PRESENTS, That

A. NEVADA CORPORATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Joseph C. Sandoval & Catherine C. Sandoval
 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 26, BLOCK 30, NIMROD RIVER PARK, 4TH 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 \$ 7900.00
 However, the actual consideration consists of or includes other property or value given or promised which is described in the following 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 27 day of MAY, 1996; if a corporate grantor, it has caused its name to be signed and sealed, 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 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, County of CLATSOP, ss.

This instrument was acknowledged before me on May 27, 1996, by William V. Tropp

This instrument was acknowledged before me on May 27, 1996, by William V. Tropp as President of REALVEST, INC.



My commission expires 12-31-97 Notary Public for Oregon

REALVEST, INC.,
 E. C. 15, Box 495-C & P, Herming
 Harbor, N. M. 88041

Grantor's Name and Address

Mr. Joseph C. Sandoval
 445 Quail Ct
 Fillmore, Ca 93015

Grantee's Name and Address

At or recording return to (Name, Address, Zip):
 Mr. Joseph C. Sandoval
 445 Quail Ct
 Fillmore, Ca 93015

If it requested return to send all tax statements to (Name, Address, Zip):
 Mr. Joseph C. Sandoval
 445 Quail Ct
 Fillmore, Ca 93015

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,
 County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of June, 1996, at 10:55 o'clock A.M., and recorded in book/reel/volume No. M96 on page 19462 and/or as fee/file/instrument/microfilm/reception No. 20651, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

By Cherry S. Sandoval Deputy.

Fee: \$30.00

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