

ATC 0804395

NA 53-03307W

21241

WARRANTY DEED

20697



KNOW ALL MEN BY THESE PRESENTS, That
DONALD M. WALDEN & ROSANNA RUTH WALDEN

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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 02, BLOCK 13, SPRAGUE RIVER VALLEY ACRES

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 or includes other property or value given or promised which is the whole or part of the consideration for which the property is transferred. If 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 8 day of July, 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.

DONALD M. WALDEN
ROSANNA RUTH WALDEN

STATE OF OREGON, County of LOS ANGELES ss.
This instrument was acknowledged before me on July 8, 1996
by DONALD M. WALDEN AND ROSANNA RUTH WALDEN
This instrument was acknowledged before me on 19, 19, as

DIANE JOHNSON
COMM. #1040307
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires SEPT. 30, 1998

Notary Public for
My commission expires 9-28-98

DONALD M. WALDEN
& Rosanna R. Walden
15138 Alderpoint Dr
La Mirada, CA 92643
REALVEST, INC.,
& PAULINE BROWNING
HC15, Box 495C
Hanover, NM 88041
After recording return to (Name, Address, Zip):
REALVEST, INC.,
& PAULINE BROWNING
HC15, Box 495C
Hanover, NM 88041
If not recorded, return to all tax statements to (Name, Address, Zip):
REALVEST, INC.,
& PAULINE BROWNING
HC15, Box 495C
Hanover, NM 88041

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 12th day of July, 1996, at 11:36 o'clock A.M., and recorded in book/reel/volume No. M96 on page 20697 and/or as fee/file/instrument/microfilm/reception No. 21241, Record of Deeds of said County.
Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
By Kathleen Rosa, Deputy.

Fee \$30.00