

NA 53-\*\*\*PW2 **21414** *WARRANTY DEED* Vol. *m96* Page **21048**

KNOW ALL MEN BY THESE PRESENTS, That CHARLES A. BALLMAN, JR. & DARLENE L. BALLMAN 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 07, BLOCK 12, 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 \$ 3000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
~~consideration (indicate which) of 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 15<sup>th</sup> day of June, 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.

*Charles A. Ballman Jr.*  
*Darlene L. Ballman*  
CHARLES A. BALLMAN, JR.  
DARLENE L. BALLMAN

STATE OF OREGON, County of Los Angeles ) ss. June 15, 1996

This instrument was acknowledged before me on June 15, 1996, by CHARLES A. BALLMAN, JR. and DARLENE L. BALLMAN

This instrument was acknowledged before me on +++++, 1996, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_



*Connie Raabe*  
CONNIE RAABE Notary Public for Oregon  
My commission expires 9/10/99

CHARLES A. BALLMAN, JR.  
5342 Captains Place  
Agoura Hills, Ca. 91301-1924  
Grantor's Name and Address

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  
REALVEST, INC.,  
% PAULINE BROWNING  
HC15, Box 495C  
Hanover, NM 88041  
Other persons to whom instruments to (Name, Address, Zip):

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 16th day of July, 1996, at 11:04 o'clock AM., and recorded in book/reel/volume No. M96 on page 21048 and/or as fee/file/instrument/microfilm/reception No. 21414, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

By *Connie Raabe* Deputy.

Fee \$30.00

96 JUL 16 AM 1:04