

96 SEP 24 P2:48

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WARRANTY DEED

REALVEST, INC. Vol. m96

30254

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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

Helen Regina Gonzales

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 74, BLOCK 31, 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 \$ 3990.00

However, the actual consideration consists of or includes other property or value given or promised which is ~~not stated in the consideration (indicate such) or 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 10 day of April, 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.

William V. Tropp, President

STATE OF OREGON, County of

This instrument was acknowledged before me on April 10, 1996.

by

This instrument was acknowledged before me on April 10, 1996.

by

as

of



My commission expires

Notary Public for Oregon

Laura H. Eustace

12-26-97

REALVEST, INC.,

H.C.15, Box 495-C & P. Browning
hanover, n.m. 88041
Grantor's Name and Address

Ms Helen Regina Gonzales

40372 Dutton St.
Cherry Valley, Ca. 92223
Grantee's Name and Address

After recording return to (Name, Address, Zip):

Ms Helen Regina Gonzales

40372 Dutton St.
Cherry Valley, Ca. 92223

Until requested otherwise send all tax statements to (Name, Address, Zip):

Ms Helen Regina Gonzales

38654 BLAIRANCE ST.

BEAUMONT, CA 92223

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 24th day of Sept., 1996, at 2:48 o'clock P.M., and recorded in book/reel/volume No. M96 on page 30254 and/or as fee/file/instrument/microfilm/reception No. 25606. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Rodger Brown, Deputy.

Fee: \$30.00