



WARRANTY DEED

ATC NO. 03045315
AFTER RECORDING RETURN TO:
REALVEST, INC.
C/O 63 CALLE INDUSTRIAS #544
SAN CLEMENTE, CA. 92672

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

DAVID RAGAN AND KIMBERLY L. RAGAN, 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 , State of Oregon, described as:

Lot 13, Block 40, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66,
PLAT #2, in the County of Klamath, State of Oregon.

"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, contracts and/or
liens for irrigation and/or drainage,

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
equitable exchange.

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 12th day of October, 1996.

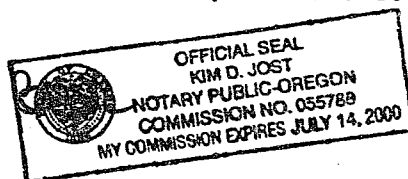
X David Ragan
DAVID RAGAN

X Kimberly L. Ragan
KIMBERLY L. RAGAN

STATE OF Oregon, County of Clackamas ss.

On October 12th, 1996, personally appeared David & Kimberly Ragan
acknowledged the foregoing instrument to be his voluntary act and deed.

Kim D. Jost
Notary Public for Washington Mutual
My Commission Expires: 7/14/2000



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day
of October A.D., 1996 at 3:27 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 33077

FEE \$30.00

Bernetha G. Letsch
By Kathleen Ross County Clerk

By

96 OCT 18 P3:27