

NS

32692

97 FEB 11 AM 34 Vol. M97 Page 4212

REALVEST, INC.  
H.C. 15, Box 495-C & P. Browning  
Oroville, Ca 95966  
Grantor's Name and Address

Mr. & Mrs. Eugene G. Baron  
833 W. Sandra  
Oroville, CA 95966  
Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
Mr. & Mrs. Eugene G. Baron  
833 W. Sandra  
Oroville, CA 95966

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

Mr. & Mrs. Eugene G. Baron  
833 W. Sandra  
Oroville, Ca 95966

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of February, 19 97, at 11:34 o'clock A.M., and recorded in book/reel/volume No. M97 on page 4212 and/or as fee/file/instrument/microfilm/reception No. 32692, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
NAME TITLE

By Kathleen Ross, Deputy.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that REALVEST, INC. A NEVADA CORPORATION hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Eugene G. Baron & Pauline A. Baron hereinafter called 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 20, FERGUSON MOUNTAIN PINES, 1ST ADDITION

KLAMATH COUNTY, OREGON

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 except (if no exceptions, so state):

\_\_\_\_\_, 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 \$ 4000.00. ~~The true and actual consideration consists of or includes other property or value given or promised which is the whole or part of the (indicate which) consideration. (The sentence between the symbols "or", 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 20th day of January, 19 97; if grantor is a corporation, 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.

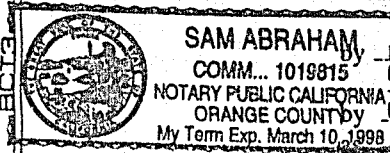
William V. Tropp, President

STATE OF OREGON, County of ORANGE ) ss.

This instrument was acknowledged before me on 1/28, 19 97,

This instrument was acknowledged before me on \_\_\_\_\_, 19 \_\_\_\_\_,

of Realvest, Inc.



53-298

Notary Public for Oregon

My commission expires 3/10/98