

ATC#0304395

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97 FEB 13 P3:16

32849
DAVID M. FREEMAN
2352 Buckskin Rd
Livermore, Ca 94550
Grantor's Name and Address

REALVEST, INC.,
% PAULINE BROWNING
HC15, Box 495C
Hanover, NM 88041
Grantee's Name and Address

REALVEST, INC.,
% PAULINE BROWNING
HC15, Box 495C
Hanover, NM 88041
Grantee's Name, Address, Zip)

Until requested otherwise, send all tax statements to (Name, Address, Zip):
REALVEST, INC.,
% PAULINE BROWNING
HC15, Box 495C
Hanover, NM 88041

SPACE RESERVED
FOR
RECORDERS USE

Fee: \$30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of February, 1997, at 3:16 o'clock P.M., and recorded in book/reel/volume No. 1797 on page 4527 and/or as fee/file/instrument/microfilm/reception No. 32849, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Bras, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that
DAVID M. FREEMAN & NANCY L. FREEMAN
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by
REALVEST, INC., A NEVADA CORPORATION

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 02, BLOCK 15, NIMROD RIVER PARK, 2ND 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 AMEN 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 \$ 1200.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the mortgage which consideration. (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 8th day of FEBRUARY, 1997, 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.

David M. Freeman
DAVID M. FREEMAN
Nancy L. Freeman
NANCY L. FREEMAN

CALIFORNIA
STATE OF OREGON, County of ALAMEDA) ss.
This instrument was acknowledged before me on February 8, 1997,
by DAVID M. FREEMAN AND NANCY L. FREEMAN
This instrument was acknowledged before me on February 8, 1997,
by MARGARET L. GASSMAN
as NOTARY PUBLIC
of CALIFORNIA



Margaret L. Gassman
Notary Public for Oregon
My commission expires 9/30/97