

NS

36180

ATC: 971764

97 APR 17 AM 11:41 Vol. 1147 Page 11530

ANTONIO A. RAGADIO
1001 Tomkins Ave
San Francisco, Ca 94110
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
Until requested otherwise, send all tax statements to (Name, Address, Zip):

REALVEST, INC.,
% PAULINE BROWNING
HC15, Box 495C
Hanover, NM 88041

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ } ss.

I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said County.

Witness my hand and seal of County
affixed.

NAME TITLE

By _____, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that
ANTONIO A. RAGADIO & EUFRECINA C. RAGADIO

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 47, BLOCK 21, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 1

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 \$ 3000.00. ~~However, the~~
~~actual consideration consists of or includes other property or value given or promised which is [] the whole [] part of the (indicate~~
~~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 6th day of MARCH, 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 REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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 30.935.

ANTONIO A. RAGADIO

EUFRECINA C. RAGADIO

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____, 19____,

by _____

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____

Notary Public for Oregon

My commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

11531

State of California
 County of San Mateo
 On February 10, 1997 before me, Felisa N. Preciado
Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared Eufrencia C. Ragadio
Name(s) of Signer(s)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Felisa N. Preciado
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: February 10, 1997 Number of Pages: 1

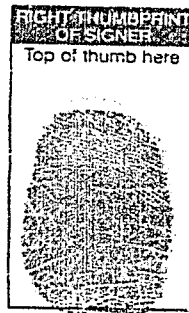
Signer(s) Other Than Named Above: Antonio A. Ragadio

Capacity(ies) Claimed by Signer(s)

Signer's Name: Eufrencia C. Ragadio

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☒ Other: Grantor

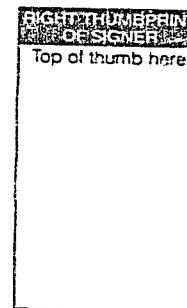
Signer Is Representing:



Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing:



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

11532

State of California
 County of San Mateo
 On March 6, 1997 before me, Felisa N. Preciado
 personally appeared Antonio A. Ragadio
Name(s) of Signer(s)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Felisa N. Preciado
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: March 6, 1997 Number of Pages: 1

Signer(s) Other Than Named Above: Eufrecina C. Ragadio

Capacity(ies) Claimed by Signer(s)

Signer's Name: Antonio A. Ragadio

- ☐ Individual
- ☐ Corporate Officer
- ☐ Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☒ Other: grantor

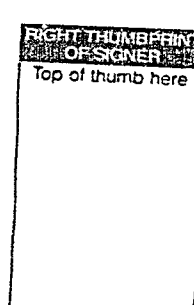
Signer Is Representing:



Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
- ☐ Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing:



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow
 of April A.D., 19 97 at 11:41 o'clock A M., and duly recorded in Vol. M97
 of Deeds on Page 11530

FEE \$40.00

Bernetha G. Letsch, County Clerk

by Kathleen Roar