

NR

40331

'97 JUL -1 P2:47



DIANN O. BAURES  
C/O Patricia Miller  
412 N Adams Ave  
Buffalo, WY 82801

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

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% 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

Fee: \$30.00

STATE OF OREGON,  
County of Klamath

ss.

I certify that the within instrument  
was received for record on the 1st day  
of July, 1997, at  
2:47 o'clock P.M., and recorded in  
book/reel/volume No. M97 on page  
20491 and/or as fee/file/instru-  
ment/microfilm/reception No. 40331,  
Record of Deeds of said County.

Witness my hand and seal of County  
affixed.

Bernetha G. Letsch, Co. Clerk  
NAME TITLE

By Kathleen Rose, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that  
DIANN O. BAURES

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 11, BLOCK 97, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 4

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.

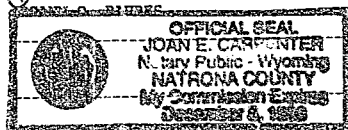
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1500.00. However, the  
actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration  
which) consideration. (The sentence between the 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 15 day of June, 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 30.930.

Diann O. Baures



Joan E. Carpenter

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 \_\_\_\_\_