

ATC 03043295

WS

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Vol. 1997 Page 29881

97 SEP 11 P3:16



PAUL R. THERIOT *+ Louis P. Theriot*  
1005 Calora St  
San Dimas, Ca 91773  
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 and Address

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  
PAUL R. THERIOT & LOUIS P. THERIOT  
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 18, BLOCK 96, 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 whether or not the grantor  
may have upon the real property described.  
This courtesy recording has been requested of  
ASPEN TITLE & ESCRROW, 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 ~~part of the (indicate~~  
which) consideration. (The sentence between the symbols  $\Phi$ , 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 7<sup>th</sup> day of August, 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.

*Paul R. Theriot*  
PAUL R. THERIOT  
*Louis P. Theriot*  
LOUIS P. THERIOT

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

State of

CALIFORNIA

County of

Los Angeles

On

8-7-97

Date

before me

Jay L. Williams, Notary Public

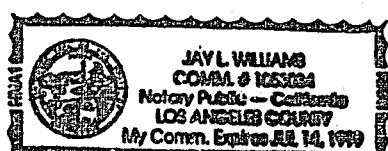
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Paul Z. Theriot

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.

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:

8-7-97

Number of Pages:

1

Signer(s) Other Than Named Above:

Lars P. Theriot

## Capacity(ies) Claimed by Signer(s)

Signer's Name:

Paul Z. Theriot

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

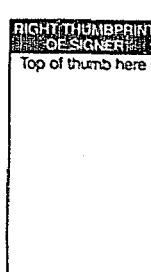
Signer Is Representing:



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

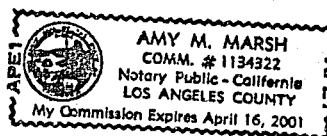
State of CALIFORNIA

29883

County of LOS ANGELES

On August 12, 1997, before me, AMY M. MARSH, Notary Public  
personally appeared Louis P. Theriot

☐ 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 & official seal

Amy M. Marsh  
Signature of Notary

## OPTIONAL

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

### Capacity Claimed By Signer

☐ Individual(s)  
☐ Corporate Officer

Description of Attached  
Document  
Warranty Deed

Title (s)  
Partner(s) ☐ Limited  
☐ General

Title or Type of Document

☐ Attorney-In-Fact  
☐ Trustee(s)  
☐ Guardian/Conservator  
☐ Other \_\_\_\_\_

1  
Number of Pages  
08/07/97  
Date of Document  
Paul R. Theriot

Signer Is Representing:

Signer(s) Other Than Named Above

Name of Person(s) or Entity(ies)

STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Aspen Title & Escrow  
of September A.D., 19 97 at 3:16 o'clock p M., and duly recorded in Vol. M97  
of Deeds on Page 29881

FEE \$40.00

By Bernetha G. Letsch, County Clerk  
Kathleen Rosa