

NS
47109
JOAN SEMBAR
232 S. 328th Lane
Federal Way, WA 98003
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
Return to (Name, Address, Zip):
REALVEST, INC.,
% PAULINE BROWNING
HC15, Box 495C
Hanover, NM 88041
Until requested otherwise, send all tax statements to (Name, Address, Zip):

97 OCT 17 AT Vol. M97 Page 34158
STATE OF OREGON,
County of Klamath } ss.
I certify that the within instrument was received for record on the 17th day of October, 1997, at 11:24 o'clock A.M., and recorded in book/reel/volume No. M97 on page 34158 and/or as fee/file/instrument/microfilm/reception No. 47109, Record of Deeds of said County.
Witness my hand and seal of County affixed.
Bernetha G. Letsch, Co. Clerk
NAME TITLE
By Katherina Ross, Deputy.
Fee \$30.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that
JOAN SEMBAR
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 14, BLOCK 35, KLAMATH FOREST ESTATES, 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 grantor 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):

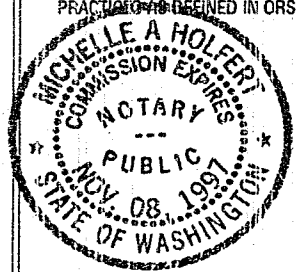
and that
grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 @, 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 18th 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 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.



WASHINGTON KING
STATE OF OREGON, County of KING
This instrument was acknowledged before me on August 18th, 1997
by JOAN SEMBAR
This instrument was acknowledged before me on _____, 19____
by _____
as _____
of _____

Michelle A. Holfert
Notary Public for Oregon
My commission expires Nov. 8, 1997