

NB

60024

98 JUN 17 AM 1:41

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REALVEST, INC.

H.C.15, Box 495-C % P. Browning
Hanover, N M 88041

Grantor's Name and Address

Mr. John W. Mc Gowan

1139 N Reader
Covina, CA 91724

Grantee's Name and Address

Mr. John W. Mc Gowan

1139 N Reader
Covina, CA 91724

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Mr. John W. Mc Gowan
C/O REALVEST, INC.
1139 N Reader
Hanover, N M 88041SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 17th day of June, 1998, at 11:41 o'clock A.M., and recorded in book/rec/volume No. 198 on page 20793 and/or as fec/file/instrument/microfilm/reception No. 60024. Deed Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Ross, Deputy.

Fee \$30.00

WARRANTY DEED ATCH 982174

KNOW ALL BY THESE PRESENTS, that REALVEST, INC. A NEVADA CORPORATION

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

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 28, BLOCK 30, NIMROD RIVER PARK, 4TH ADDITION

KLAMATH COUNTY, OREGON

(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. 5000.00

_____. The total consideration paid for this transfer, in full, is \$5000.00. However, the consideration consists of and includes other property, to be described in the whole or part of the deed (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 9 day of June, 1998; 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.

William J. Ross, President

CALIFORNIA
STATE OF OREGON, County of ORANGE) ss.

This instrument was acknowledged before me on JUNE 9th, 1998, by W. J. Ross

This instrument was acknowledged before me on JUNE 9th, 1998, by W. J. Ross

as REALVEST, Inc.

Chad Taylor
Notary Public for ORANGE CALIFORNIA
My commission expires MAR 28, 2002

CHAD TAYLOR

COMM. 1177682

NOTARY PUBLIC-CALIFORNIA

ORANGE COUNTY

My Term Exp. March 28, 2002

