

67248

98 OCT -1 P3.32

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REALVEST, INC.
H.C.15, Box 495-C & P. Browning
Hanover, N M 88041
Grantor's Name and Address

Mr James W. Collins
7248 Briarcliff Cr.
Ventura, CA 93003
Grantee's Name and Address

Mr James W. Collins
7248 Briarcliff Cr.
Ventura, CA 93003

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Mr James W. Collins
7248 Briarcliff Cr.
Ventura, CA 93003

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument
was received for record on the 1st day
of October, 1998, at
3:32 o'clock P.M., and recorded in
book/reel/volume No. M98 on page
36246 and/or as fee/file/instru-
ment/microfilm/reception: No. 67248,
Record of Deeds of said County.

Witness my hand and seal of County
affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

Fee: \$30.00

ATC 982345 By Kathleen Rose, Deputy.

WARRANTY DEED

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

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

James W. Collins
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 13, BLOCK 32, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 2
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):

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 \$ 9000.00. However, the
actual consideration consists of or includes other property or value given or promised which is the whole or 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 21 day of SEPT, 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.

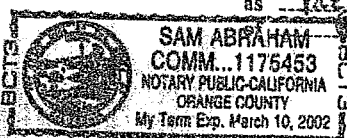
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES
AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

William V. Troop, President

STATE OF OREGON, County of Orange) ss.
This instrument was acknowledged before me on 9/21, 1998

by This instrument was acknowledged before me on, 19

by as REALVEST INC



Notary Public for Oregon
My commission expires 3/10/02