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ASPEN 982453

Vol. 148 Page 46160

98 DEC 17 AIO:44

STATE OF OREGON, } ss.
County of _____

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/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE
By _____, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

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.
Vantura, CA 93003

Grantee's Name and Address

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

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

Mr. James W. Collins
REALVEST, INC.
7248 Briarcliff Cr.
Hanover, N.M. 88041
VENTURA CA 93003

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:

SEE SCHEDULE A - LEGAL DESCRIPTION.

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 \$ 15000.00. 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 17 day of NOVEMBER, 19 98, 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 V. Tropp, President

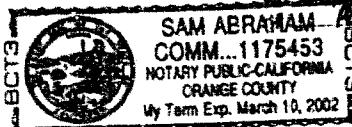
STATE OF OREGON, County of orange) ss.
This instrument was acknowledged before me on 11/17, 19 98

by _____, 19____,

This instrument was acknowledged before me on _____, 19____,

by _____, 19____,

as _____, 19____,



Notary Public for Oregon

My commission expires 3/10/02

SCHEDULE A - LEGAL DESCRIPTION

A parcel of land situated in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northeast corner of the NE 1/4 NE 1/4, Section 20, Township 36 South, Range 13 East of the Willamette Meridian, and running thence West 800 feet along the North line of said section; thence South, parallel to the East line of said section to the Northerly line of Highway #66; thence Easterly along the North line of said Highway to the East line of said section; thence North along the Easterly line of said section to the point of beginning.

Code 8 Map 3613-2000 TL 100

STATE OF OREGON. COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 17th day
of December A.D., 19 98 at 10:44 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 46160

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Kathleen Roca