

MS

75369

99 MAR -1 10:52

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

Jerry E. Flowers
P.O. Box 511
Bonanza, OR 97623
Grantee's Name and Address

Jerry E. Flowers
P.O. Box 511
Bonanza, OR 97623
After recording, return to (Name, Address, Zip):

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Jerry E. Flowers
C/O REALVEST, INC.
H.C.15, Box 495-C & P. Browning
Hanover, N M 88041

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of March, 1999, at 10:52 o'clock A. M., and recorded in book/reel/volume No. M99 on page 6981 and/or as fee/file/instrument/microfilm/reception No. 75369, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Linda Smith, County Clerk
NAME TITLE

By Kathleen Ross, 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

Jerry E. Flowers & Teresa L. Learn
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 57, BLOCK 15, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 1

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 \$ 12000.00. 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 3 day of Feb, 1999, 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.

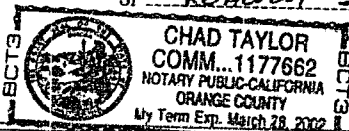
William V. Tropp, President

CALIFORNIA
STATE OF OREGON, County of ORANGE) ss.

This instrument was acknowledged before me on FEB. 3, 1999,
by WILLIAM V. TROPP

This instrument was acknowledged before me on FEB. 3, 1999,
by W.V. Tropp

as REALVEST INC
of REALVEST INC



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