

MS

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1999 JUN 21 AM 10:11

JOHN P. LADD
Revocable Living Trust
1447 Pine Ridge Road
Oceanside, Ca 92056

REALVEST, INC.

c/o Pauline Browning

HC15, Box 495C

Hanover, NM 88041

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c/o Pauline Browning

HC15, Box 495C

Hanover, NM 88041

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

REALVEST, INC.

c/o Pauline Browning

HC15, Box 495C

Hanover, NM 88041

SPACE RESE
FOR
RECORDER'S

State of Oregon, County of Klamath

Recorded 6/21/99, at 10:11 a.m.

In Vol. M99 Page 24251

Linda Smith,

County Clerk

Fee \$ 30 - KR

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

JOHN P. & MARTHA E. LADD REVOCABLE LIVING TRUST

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 County, State of Oregon, described as follows, to-wit:

LOT 09, BLOCK 32, KLAMATH FOREST ESTATES, 1ST ADDITION
LOT 10, BLOCK 32, KLAMATH FOREST ESTATES, 1ST 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4500.00. However, the 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 "or", 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 25th day of May, 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.

John P. Ladd

As Individual & Trustee

Martha E. Ladd

As Individual & Trustee

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

STATE OF OREGON, County of San Diego) ss.

This instrument was acknowledged before me on 25th May, 1999,

by JOHN P. LADD

This instrument was acknowledged before me on 25th May, 1999,

by MARTHA E. LADD

as

of

ROY L. ADKINS
SGT/E-5 USMC
LEGAL ASSISTANCE, NCOIC
JOINT LEGAL ASSISTANCE OFFICE
CAM PENDLETON, CA 92055

MY COMMISSION EXPIRES MAR 1, 2002

Notary Public for Oregon California

My commission expires 1 March 2002