

1999 DEC 10 AM 10:39

NS



DAVID RAGAN  
11575 SW Pacific Hwy #183  
Tigard, Or 97133

48687  
Vol M99 Page

REALVEST, INC.  
c/o Pauline Browning  
HC15, Box 495C  
Hanover, NM 88041

SPACE RESERVED  
FOR  
RECORDER'S USE

REALVEST, INC.  
c/o Pauline Browning  
HC15, Box 495C  
Hanover, NM 88041  
REALVEST, INC.  
c/o Pauline Browning  
HC15, Box 495C  
Hanover, NM 88041

State of Oregon, County of Klamath  
Recorded 12/10/99, at 10:39 a.m.  
In Vol. M99 Page 48687  
Linda Smith,  
County Clerk Fee \$ 30.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

DAVID RAGAN & KIMBERLY L. RAGAN

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 04, BLOCK 08, FERGUSON MOUNTAIN PINES

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 \$ 1500.00.

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 24 day of November, 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.

David Ragan  
Kimberly L. Ragan

STATE OF OREGON, County of Washington ss.

This instrument was acknowledged before me on November 24, 1999 by David and Kimberly Ragan

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_



OFFICIAL SEAL  
W SUE WEEDMAN  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 301526  
MY COMMISSION EXPIRES MAY 29, 2001

W. Sue Weedman  
Notary Public for Oregon  
My commission expires 05-29-01