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REC 03 20

GRANTOR NAME AND ADDRESS Eric R.-T. Roost, Trustee of the Bankruptcy
Estate of Kelson S. and Larissa L. Seeber
 GRANTEE NAME AND ADDRESS Realvest, Inc.
63 Calle Industrias, Suite 544, San Clemente, CA
 AFTER RECORDING RETURN TO Neal G. Buchanan 92672
435 Oak Ave., Klamath Falls, OR 97601
 SEND TAX STATEMENTS TO Realvest, Inc.
63 Calle Industrias, Suite 544
San Clemente, CA 92672

BARGAIN AND SALE DEED (OF TRUSTEE) - STATUTORY FORM

Eric R.-T. Roost, Trustee of the Bankruptcy Estate of Keldon Shawn Seeber and Larissa Lynn Seeber, District of Oregon Case No. 699-66069-aer7, Grantor, conveys to Realvest, Inc., Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

Lot 56, Block 16, Klamath Falls Forest Estates, Highway 66, Plat 1, Klamath County, Oregon

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

The true and actual consideration for this conveyance stated in terms of dollars is \$2,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

DATED this 15th day of August, 2001.

[Signature]
Eric R.-T. Roost

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on the 15th day of August, 2001 by Eric R.-T Roost.

[Signature]
NOTARY PUBLIC FOR OREGON
My commission expires: 9/3/01



State of Oregon, County of Klamath
 Recorded 11/20/01 11:00 a. m.
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 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1