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STATE OF OREGON,

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J3-296

REALVEST, INC.
HC71, Box 495C & P. Browning
Hanover, NM 88641
Mr. & Mrs. Michael D. Sirianni
10931 S E Henderson Drive
Portland, OR 97266

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Mr. & Mrs. Michael D. Sirianni
10931 S E Henderson Drive
Portland, OR 97266

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Mr. & Mrs. Michael D. Sirianni
10931 S E Henderson Drive
Portland, Or 97266

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 02/21/2002 2:16 p. m.
Vol M02, Pg 10512
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1 :puty.

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

Michael D. Sirianni And Suzette M. Sirianni

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 03, BLOCK 38, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 2

KLAMATH COUNTY, OREGON

This instrument is being recorded as an accommodation only and has not been intended to create any lien or interest in the property described herein. It is being recorded for the purpose of establishing a record of the instrument and the parties hereto agree to indemnify and hold the recorder harmless from any and all claims, damages, costs and expenses, including reasonable attorney's fees, which may be asserted against the recorder by any third party as a result of the recording of this instrument.

(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 \$ 8000.00

~~actual consideration consists of or includes the property described herein and the grantor hereby warrants that the property described herein is free from all encumbrances except those stated herein.~~

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 on _____; 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. Gropp, President

Ca.
STATE OF OREGON, County of Orange) ss.

This instrument was acknowledged before me on _____,

by _____

This instrument was acknowledged before me on 02/19/02

by William V. Gropp

as President

of REALVEST Inc



BRANDON TATUM
COMM...1233600
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Term Exp. Aug. 31, 2003

Brandon Tatum
Notary Public for Orange Ca.

My commission expires Aug 31, 2003

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