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REALVEST, INC.  
 HC71, Box 495C & P. Browning  
 Hanover, NM 88041  
 Mr & Mrs Allen J. Richter  
 13323 Back Canyon Road  
 Caliente, CA 93518

STATE OF OREGON,

1..

Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
 Mr & Mrs Allen J. Richter  
 13323 Back Canyon Road  
 Caliente, CA 93518

SPACE RESERVED  
 FOR  
 RECORDER'S USE

State of Oregon, County of Klamath

Recorded 04/08/2003 9:39 A.m.

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Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

eputy.

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

Mr &amp; Mrs Allen J. Richter

13323 Back Canyon Road  
 Caliente, Ca 93518

## 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

Allen J. Richter & Carolyn M. Richter

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 13, BLOCK 24, KLAMATH FOREST ESTATES  
 LOT 14, BLOCK 24, KLAMATH FOREST ESTATES

KLAMATH COUNTY, OREGON

This document is being recorded as an  
 accomodation only. No information  
 contained herein has been verified.  
 Aspen Title & Escrow, Inc.

(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 \$ 8500.00

~~xxxxxx consideration consists of cash and other property received by grantor from grantee and no other consideration has been received by grantor from grantee or any other person. The grantor hereby warrants that the above consideration is the true and actual consideration paid for this transfer and that no other consideration has been received by grantor from grantee or any other person.~~

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 April 2, 2003; 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

STATE OF CALIFORNIA, County of ORANGE) ss.

This instrument was acknowledged before me on

by

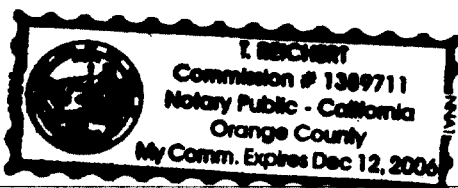
This instrument was acknowledged before me on

by

as

of

William Tropp  
President  
Realvest, Inc.

Notary Public for Orange CALIFORNIAMy commission expires December 12, 2006