

05 FEB 23 AM 11:19

PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Vol M05 Page 11802

EA
Aspen 6438
RVI PROPERTIES, INC.
HC71, Box 495C % P. Browning
Hanover, NM 88041
Mr. Derek G. O'Banion
275 NW Island Cr. #82
Beaverton, OR 97006

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Mr. Derek G. O'Banion
275 NW Island Cr. #82
Beaverton, OR 97006

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

Mr. Derek G. O'Banion
275 Nw Island Cr. #82
Beaverton, Or 97006

S
F

State of Oregon, County of Klamath
Recorded 02/23/2005 11:19 a. m
Vol M05 Pg 11802-03
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

RVI PROPERTIES, INC. A NEVADA CORPORATION

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Derek G. O'Banion

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 02, BLOCK 18, KLAMATH FOREST ESTATES

KLAMATH COUNTY, OREGON

This document is being recorded as an accommodation 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 \$ 8000.00

~~actual consideration consists of or includes other property or value given or promised which is the whole or part of the (indicate which) consideration. If the same then exceeds words or number shown be used to express it.)~~

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 2-18-05; 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.

X

William V. Tropp, President

(CALIFORNIA)
STATE OF ~~OREGON~~, County of ORANGE

This instrument was acknowledged before me on 2/18/05
by William V. Tropp

This instrument was acknowledged before me on 2/18/05
by William V. Tropp

as
of

Cassandra L. Amy
Notary Public for ~~Oregon~~ CALIFORNIA
My commission expires 6-3-05

207

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

11803

State of California

County of

Orange

SS.

On

2/18/05

Date

before me, Cassandra L. Long

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

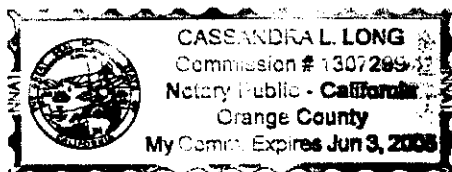
personally appeared

William V. Tropp

Name(s) of Signer(s)

☐ personally known to me

☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Cassandra L. Long

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Warranty Deed

Document Date:

Number of Pages:

1

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer

Signer's Name:

☐ Individual

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here