

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

2008-004726

Klamath County, Oregon



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03/31/2008 03:51:21 PM

Fee: \$26.00

RVI PROPERTIES, INC.
 HC71, Box 495C & P. Browning
 Hanover, NM 88041
 Mr & Mrs Dwayne Allen Bias
 29501 Fawn Way
 Tehachapi, CA 93561

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Mr & Mrs Dwayne Allen Bias
 29501 Fawn Way
 Tehachapi, CA 93561

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

Mr & Mrs Dwayne Allen Bias
 29501 Fawn Way
 Tehachapi, Ca 93561

SPACE RESERVE
 FOR
 RECORDER'S USE

1st 2008-111

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
 Dwayne Allen Bias & Tara Rae Bias, As Husband And Wife

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 12, BLOCK 35, TRACT 1184, UNIT 2, 1ST ADDITION

KLAMATH COUNTY, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ 12000.00. However, the
 actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate
 which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 2-26-08; 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFER-
 RING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY,
 UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PRO-
 PERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND
 USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-
 MENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK
 WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VER-
 IFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
 FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE
 ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER
 ORS 197.352.

X

William V. Tropp, President

California
 STATE OF _____, County of Orange ss.
 This instrument was acknowledged before me on 3-3-08
 by William V. Tropp
 This instrument was acknowledged before me on 3-3-08
 by William V. Tropp
 as _____
 of _____

Notary Public for Oregon CA

My commission expires 6-3-09

F20

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
COUNTY OF Orange } SS

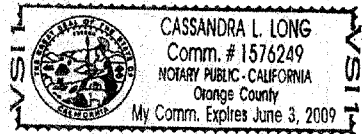
On 3/3/08 before me, Cassandra L. Long, Notary Public
personally appeared William V. Tropp

who 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.

I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Cassandra L. Long



This area for official notarial seal.

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: _____

Document Date: _____ Number of Pages: _____

Signer(s) other than named above _____

CAPACITY(IES) CLAIMED BY SIGNER(S)

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER(S)
TITLE(S) _____
- ☐ PARTNER(S)- ☐ LIMITED
 ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN OR CONSERVATOR
- ☐ OTHER _____

Right Thumbprint of Signer
Top of thumb here

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER(S)
TITLE(S) _____
- ☐ PARTNER(S)- ☐ LIMITED
 ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN OR CONSERVATOR
- ☐ OTHER _____

Right Thumbprint of Signer
Top of thumb here

SIGNER IS REPRESENTING:

