

BE

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



REALVEST, INC.

63 VIA PICO PLAZA #544

SAN CLEMENTE, CA 92672

Ms Diann R. Cosgrove

14411 Chrisland Ave

San Jose, CA 95127

Grantee's Name and Address

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

Ms Diann R. Cosgrove

14411 Chrisland Ave

San Jose, CA 95127

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

Ms Diann R. Cosgrove

14411 Chrisland Ave

San Jose, Ca 95127

2011-010456

Klamath County, Oregon



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SPACE RES 09/16/2011 03:04:57 PM

Fee: \$37.00

FOR _____, RECORDER OF THIS COUNTY.

RECORDER'S USE

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

REALVEST, INC. A NEVADA CORPORATION
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid byDiann R. Cosgrove
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 _____ County, State of Oregon, described as follows, to-wit:

KLAMATH

LOT 25, BLOCK 76, NIMROD RIVER PARK, 7TH ADDITION

KLAMATH COUNTY, OREGON

First American Title Ins. Co. has recorded this
instrument by request as an accommodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

(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 \$ 7000.00. 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 92.030.)

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 _____; 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 TRANSFERRING FEE TITLE SHOULD
INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO
195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 12,
CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL,
AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, ORE-
GON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

STATE OF OREGON, County of Orange

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on

by

as

of

William V. Tropp, President



Notary Public for Oregon

My commission expires

California
3-18-15