

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



1st County
REALVEST INC.
 63 Via Pico Plaza #544
 San Clemente, CA 92672

Grantor's Name and Address

Lisa Cordova Schwarz
 2104 Dewayne Ave
 Camarillo, CA 93010

Grantee's Name and Address

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

Lisa C. Schwarz
 2104 Dewayne Ave
 Camarillo, CA 93010

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

Lisa C. Schwarz
 2104 Dewayne Ave
 Camarillo, CA 93010

SPACE RESERV
 FOR
 RECORDER'S U

STATE OF OREGON,

} ss.

2012-002059

Klamath County, Oregon



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02/27/2012 02:52:49 PM

Fee: \$37.00

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 by **Lisa Cordova Schwarz and Craig O. Schwarz**

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 21, BLOCK 13, SPRAGUE RIVER VALLEY ACRES
 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 \$ **7,000.00**. ~~It is hereby acknowledged that the consideration herein stated is not the full and true consideration for the property herein described, but is only a part of the consideration, and the balance of the consideration is to be paid by the grantee to the grantor at a later date.~~

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 **2-14-2012**; 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 17, 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, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

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

This instrument was acknowledged before me on _____

by _____

This instrument was acknowledged before me on _____

by **William V. Tropp**as **President**of **REALVEST INC.**

Notary Public for Oregon

My commission expires **3-18-15**

NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

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