FORM No. 633 – WARRANTY DEED. © 1990-2012 STEVENS-NESS LAW PU

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2015-002241
Klamath County, Oregon
03/13/2015 01:14:31 PM
Fee: $42.00

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REALVEST, INC.
63 VIA PICO PLAZA #544
SAN CLEMENTE, CA 92672
Ms. Laura J. Jones
1221 Belfair Dr
Pinole, CA 94564
Grantor's Name and Address

Ms. Laura J. Jones
1221 Belfair Dr.
Pinole, CA 94564
Grantee's Name and Address
After recording, return to (Name and Address):

Ms. Laura J. Jones
1221 Belfair Dr.
Pinole, Ca 94564
Until requested otherwise, send all tax statements to (Name and Address):

SPACE RESERVED
FOR
RECORDER'S USE

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 Scott J. Jones, 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 *(legal description of property)*:

LOT 06, BLOCK 51, NIMROD RIVER PARK, 4TH 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 $ 4500.00 ~~[illegible] (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)~~

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 3-11-2015; any signature on behalf of a business or other entity is made with the authority of that entity.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

William H Tropp, President

STATE OF ~~OREGON~~ California, County of Orange) ss.
This instrument was acknowledged before me on _____,
by _____.
This instrument was acknowledged before me on 3-11-2015,
by William H Tropp
as President
of REALVEST Inc.

P. BANDA
COMM. # 1928991
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
COMM. EXPIRES MARCH 18, 2015

Notary Public for ~~Oregon~~ California
My commission expires 3-18-15

F.
47.00

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