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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY A

2022-001747
Klamath County, Oregon
02/10/2022 11:12:01 AM
Fee: $82.00

REALVEST, INC.
63 VIA PICO PLAZA #544
SAN CLEMENTE, CA 92672
Paul Galas
16916 American River Dr.West
Sonora, CA 95370

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):
Paul Galas
16916 American River Dr.West
Sonora, CA 95370

Until requested otherwise, send all tax statements to (Name and Address):
Paul Galas
16916 American River Dr.West
Sonora, Ca 95370

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 Paul E.Galas and Cynthia Galas as tenants in common, 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 03, BLOCK 118, KLAMATH FALLS FOREST ESTATES,HIGHWAY 66, PLAT 4

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 $ 25000.00 ~~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.~~

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 _____; 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.

Robert E. Tropp, President

STATE OF ~~OREGON~~ California, County of Orange) ss.
This instrument was acknowledged before me on Feb. 9th, 2022,
by Amy Christine Pestritto
This instrument was acknowledged before me on Feb. 9th, 2022,
by Robert E. Tropp
as President
of Realvest Inc.

AMY CHRISTINE PESTRITTO
Notary Public - California
Orange County
Commission # 2300612
My Comm. Expires Aug 8, 2023

Notary Public for ~~Oregon~~ California
My commission expires 08-08-2023

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