PART OF ANY STEVENSINESS FORM MAY BE	BEDDOOLLOED IN ANY ECONA OD BY ANY ELECTRONIC OF MECHANICAL MEAN

2022-014260 Klamath County, Oregon REALVEST, INC. 12/14/2022 02:20:01 PM 63 VIA PICO PLAZA #544 SAN CLEMENTE, CA 92672 Fee: \$82.00 Mr. Dale Martinson 6510 South &th's Sete and Address Klamath Falls OR 97603 SPACE RESERVED Grantee's Name and Address FOR RECORDER'S USE 6510 South 6th st. Klamath Falls OR 97603 Michill requested otherwise, send all lax statements to (Name and Addre 6510 South 6th St. Klamath Falls Or 97603 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 Dale Martinson & Terrie G. Lewis as TIC 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 (legal description of property): LOT 04, BLOCK 53, KLAMATH FOREST ESTATES, 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): ____ 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. 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 _ signature on behalf of a business or other entity is made with the authority of 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 DEPARIMENT 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.

STATE OF OPERSON. signature on behalf of a business or other entity is made with the authority of that entity

This instrument was acknowledged before me on December 14th, 2022

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AMY CHRISTINE PESTRITTO Notary Public - California Órange County Commission # 2300612 My Comm. Expires Aug 8, 2023 Notary Public for My commission expires 08/08/2023