

86245

7213-03071

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That FN Realty Services, Inc., a California corporation, as trustee under Trust 7213, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Thomas W. O'Born & Mildred M. O'Born, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 39 in Block 20 of Tract 1113 -Oregon Shores-Unit 2-~~XXX~~  
~~XXXXXX~~ as shown on the map filed on December 9, 1977 in Volume 21, Page 20 of  
 Maps in the office of the County Recorder of said County.



(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
 And said grantor hereby covenants to and with said 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 NONE

and that grantor will warrant and forever defend the said 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 \$ 13,250.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28 day of March, 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES.

FN Realty Services, Inc.  
 Deborah C. Callei, Vice President  
 Asst.

Michael J. Ellis, Asst. Secretary

STATE OF California )  
 County of ) ss.  
 , 19

STATE OF California )  
 County of Los Angeles ) ss.  
 March 28, 1988

Personally appeared the above named

Personally appeared Deborah C. Callei and Michael J. Ellis who, being duly sworn, each for himself and not one for the other, did say that the former is the Asst. Vice president and that the latter is the Assistant secretary of FN Realty Services, Inc.

and acknowledged the foregoing instrument to be voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Before me:

(OFFICIAL SEAL)

Notary Public for California  
 My commission expires:

Notary Public for California  
 My commission expires:

(OFFICIAL SEAL)

OFFICIAL SEAL  
 CHRISTINE CAPORONI  
 NOTARY PUBLIC CALIFORNIA  
 PRINCIPAL OFFICE IN  
 LOS ANGELES COUNTY  
 My Commission Expires Mar. 5, 1991

FN Realty Services, Inc.  
 35 N. Lake Avenue  
 Pasadena, CA 91101

GRANTOR'S NAME AND ADDRESS

T.O. & M.M. O'Born  
 4262 Granadilla  
 Moorpark, CA 93021

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 14th day of April, 1988, at 3:53 o'clock P.M., and recorded in book/reel/volume No. M88 on page 5728 or as fee/file/instrument/microfilm/reception No. 86245 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Blehn, County clerk

By Bernetha A. Litch Deputy

Fee \$10.00