

DEED IN LIEU OF FORECLOSURE

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOHN R. NEWTON, a sole owner

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FN REALTY SERVICES, INC. TRUSTEE UNDER TRUST NO. 7461, a California corporation

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 4, Block 8, KLAMATH COUNTRY, in the county of Klamath, State of Oregon, as shown on Map filed in Book 20 Page 6 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

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 \$NO CONSIDERATION

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols ①, 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 14 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.

JOHN R. NEWTON

STATE OF OREGON,

County of CLATSOP

March 14, 19 88

Personally appeared the above named

JOHN R. NEWTON

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 1/26/91

STATE OF OREGON, County of _____ ss.

_____, 19_____

Personally appeared _____ and

_____, who, being duly sworn,

each for himself and not one for the other, did say that the former is the

_____, president and that the latter is the

_____, secretary of _____

_____, a corporation, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

JOHN R. NEWTON

Route 1, Box 519

Warrenton, Oregon 97149

GRANTOR'S NAME AND ADDRESS

FN REALTY SERVICES, INC.

35 N. Lake Avenue, 3rd Floor

Pasadena, CA 91101

Attn: DOROTHY GRANTEE'S NAME AND ADDRESS ESCROW

After recording return to:

FN REALTY SERVICES, INC.

35 N. Lake Avenue, 3rd Floor

Pasadena, CA 91101

Att: DOROTHY NAME, ADDRESS, ZIP CONROY

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

THOMAS C. HOWSER

COTTIE, HOWSER & MUNSELL

607 SISKIYOU BLVD

ASHLAND, OREGON 97520

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 5th day of Aug., 1988.

at 10:22 o'clock A.M., and recorded in book/reel/volume No. 188 on page 12684 or as fee/file/instrument/microfilm/reception No. 90083, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

Fee \$8.00

By _____ Deputy