

Aspen 32474

90383

WARRANTY DEED

Vol. 788 Page 13202

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 Donald J. Person, a single man & Thomas J. Person, a single man 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 35 in Block 30 of Tract 1184
-Oregon Shores-Unit 2-1st Addition as shown on the map filed on November 8, 1978, in Volume 21, Page 29 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 \$10,300.00.
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 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 20th day of July, 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.
Christopher D. Jones, Senior Vice President

Michael J. Ellis, Asst. Secretary
California, Los Angeles ss.

STATE OF OREGON, } ss.
County of _____, 19____

Personally appeared the above named _____

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

Before me:
(OFFICIAL SEAL)
Notary Public for _____
My commission expires: _____

Personally appeared _____ and
Michael J. Ellis _____ who, being duly sworn,
each for himself and not one for the other, did say that the former is the
Senior Vice _____ president and that the latter is the
Assistant _____ secretary of _____
FN Realty Services _____, 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 California J. Loeppky
My commission expires: 3-10-91 (If executed by a corporation, affix corporate seal)

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

GRANTOR'S NAME AND ADDRESS

Mr. Donald Person
Mr. Thomas Person
6529 Mary Ellen Ave; Van Nuys, CA 91401

GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE'S ADDRESS

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE'S ADDRESS

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____ Klamath _____

I certify that the within instrument was received for record on the 15th day of _____ Aug. _____, 1988, at 3:49 o'clock P.M., and recorded in book/reel/volume No. _____ MSS _____ on page 13202 _____ or as fee/file/instrument/microfilm/reception No. 90383, 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

7213-0382