FORM No. 633—WARRANTY DEED (Individual or Corporate).

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STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

WARRANTY DEED

Vol. M88 Page 18196

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* Franklin J. Quitugua & Julia S. Quitugua, husband and wife as tenants by the entiret, *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 16 in Block 32 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 $ 14,300.00.

①However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration (indicate which).① (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, *19* 88; *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.*

FN Realty Services, Inc.

Christopher D. Jones, Senior Vice President

Michael J. Ellis, Asst. Secretary

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.

STATE OF OREGON,
County of ..... } *ss.*
....., *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:

STATE OF California, *County of* Los Angeles *ss.*
July 20, *19* 88

Personally appeared Christopher D. Jones *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:
Notary Public for California J. Loeppky *(OFFICIAL SEAL)*
My commission expires:

(If executed by a corporation, affix corporate seal)

FN Realty Services
35 N. Lake Avenue
Pasadena, CA 91101
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Franklin Quitugua
P.O. Box 263
Agana, Guam 96910
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

OFFICIAL SEAL
J. LOEPPKY
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Mar. 10, 1991

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath } *ss.*

I certify that the within instrument was received for record on the 27th *day of* Oct., *19*88, *at* 3:46 *o'clock* P.M., *and recorded in book/reel/volume No.* M88 *on page* 18196 *or as fee/file/instrument/microfilm/reception No.* 93182, *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Fee $8.00

By Paulina Muldrow *Deputy*

7213-90131