

OK 93192

ASPM 32478
WARRANTY DEED

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

Vol. M88 Page 18211

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 Theodore N. Abella and Juana R. Abella, husband and wife, as tenants by the entirety, 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 5 in Block 19 of Tract 1113
-Oregon Shores-Unit 2 ~~ASX~~ 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

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, and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$14,500.00. 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 ©, 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

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

Michael J. Ellis, Asst. Secretary
STATE OF California, County of Los Angeles ss.
July 20, 1988

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 Assistant president and that the latter is the secretary of FN Realty Services

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
My commission expires:

Before me:
(OFFICIAL SEAL)
Notary Public for California J. Loepky
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. Theodore Abella
658 W. Ceballo Court
Dededo, Guam 96912



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

STATE OF OREGON,
County of Klamath ss.
I certify that the within instrument was received for record on the 27th day of Oct., 1988, at 3:47 o'clock P.M., and recorded in book/reel/volume No. M88 on page 18211 or as fee/file/instrument/microfilm/reception No. 93192, Record of Deeds of said county.

Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
NAME TITLE
By Pauline M. Biehn Deputy

After recording return to:
SAME AS GRANTEE'S ADDRESS
7213-90111
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

SPACE RESERVED
FOR
RECORDER'S USE