

OK

93198

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 Tomas A. Calpatura & Rosalia G. Calpatura, husband and wife, 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 64 in Block 3 2 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

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 \$ 12,000.00.
 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

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

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: J. Loepky (OFFICIAL SEAL)
 Notary Public for California
 My commission expires:

(If executed by a corporation, affix corporate seal)

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:
 Notary Public for
 My commission expires:

FN Realty Services
 35 N. Lake Avenue
 Pasadena, CA 91101
 GRANTOR'S NAME AND ADDRESS
 Mr. & Mrs. Tomas Calpatura
 1070 Lemai Court, Liguian Terrace
 Dededo, Guam 96912
 GRANTEE'S NAME AND ADDRESS

After recording return to:
 SAME AS GRANTEE'S ADDRESS

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE'S ADDRESS

7213-90126

NAME, ADDRESS, ZIP

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

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON, } ss.
 County of Klamath

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 18220 or as fee/file/instrument/microfilm/reception No. 93198, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

Fee \$8.00

By Pauline Mulendore Deputy

1988 OCT 27 PM 3 47