

Aspen 30902

95102

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 Francisco Cruz and Lourdes Sahlan Quintanilla, 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 58 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

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 \$ 13,250.00. 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 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 4th day of November, 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, Vice President  
Deborah C. Callel, Asst. Vice President

STATE OF California  
County of Los Angeles, ss.  
November 4, 1988

STATE OF California, County of Los Angeles, ss.  
November 4, 1988

Personally appeared the above named \_\_\_\_\_

Personally appeared Christopher D. Jones and Deborah C. Callel, who, being duly sworn, each for himself and not one for the other, did say that the former is the Vice president and that the latter is the Asst. Vice President of FN Realty Services, Inc.

and acknowledged the foregoing instrument to be \_\_\_\_\_  
Before me: D. Brignac  
NOTARY PUBLIC - CALIFORNIA  
LOS ANGELES COUNTY  
MY COMMISSION EXPIRES: AUG. 28, 1992  
Notary Public for California  
My commission expires: \_\_\_\_\_

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: D. Brignac  
Notary Public for California  
My commission expires: \_\_\_\_\_

FN Realty Services, Inc.  
35 North Lake Avenue  
Pasadena, Ca 91101

GRANTOR'S NAME AND ADDRESS  
Francisco and Lourdes Quintanilla  
459 Chalantutujan Street  
Sinajana, Guam 96926

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
SAME AS GRANTEE  
NAME, ADDRESS, ZIP

7213-90160

Fee \$8.00

STATE OF OREGON,  
County of Klamath

I certify that the within instrument was received for record on the 20th day of Dec, 1988, at 3:32 o'clock P.M., and recorded in book/reel/volume No. M88 on page 21598 or as fee/tile/instrument/microfilm/reception No. 95102, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, -County Clerk  
NAME TITLE  
Paulina Mullendore Deputy