

7213-04003
12022
WARRANTY DEED
ASPEN 34839

STEVENS BUSINESS LAW PUBL. DIV. 25 NEW YORK, N.Y. 10024
Vol. M90 Page 4144

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 NORMAN E. NAGAI and SHIRLEY A. NAGAI, 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 13 in Block 23 of Tract 1113 - Oregon Shores-Unit 2 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.

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 \$ 9,000.00. 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 30th day of January, 19 90; 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.

STATE OF California } ss.
County of _____, 19 _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____

Before me, D. BRIGNAC, Notary Public - California, Los Angeles County, My commission expires AUG 28, 1992
(OFFICIAL SEAL)
My commission expires: _____

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

GRANTOR'S NAME AND ADDRESS
NORMAN AND SHIRLEY NAGAI
1787 hobwaee street
Pearl city, hi 96782

After recording return to:

SAME AS ABOVE (GRANTEE)

NAME, ADDRESS, ZIP

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

SAME AS ABOVE (GRANTEE)

NAME, ADDRESS, ZIP

Robert St. Amand, Vice President
Deborah C. Callej, Asst. Vice President
State of California, County of Los Angeles
January 30, 19 90

Personally appeared Robert St. Amand and Deborah C. Callej, 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 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
(OFFICIAL SEAL)
My commission expires: 08-28-92

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 5th day of March, 19 90, at 3:57 o'clock P.M., and recorded in book/reel/volume No. M90 on page 4144 or as fee/file/instrument/microfilm/reception No. 12022, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Nielsen Deputy

Fee \$28.00

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