

04

17036

WARRANTY DEED

Vol. m90 Page 13069

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 Fred William Grab and Sonia Grab, Trustees under Grab Family Trust dated November 3, 1989, 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 12 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.

(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 \$ 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 5th day of June, 1990; 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

County of \_\_\_\_\_, 19\_\_\_\_.

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

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntarily executed.

Before me: \_\_\_\_\_  
(OFFICIAL SEAL) Notary Public for California  
My commission expires: \_\_\_\_\_

FN Realty Services, Inc.  
Deborah C. Calle, Asst. Vice President  
VER-LEE MILLSAP MCGRAW, Assistant Secretary

State of California, County of Los Angeles, ss.  
June 5, 1990

Personally appeared Deborah C. Calle and VER-LEE MILLSAP MCGRAW who, being duly sworn,

each for himself and not one for the other, did say that the former is the Asst. Vice president and that the latter is the

Assistant secretary 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  
(OFFICIAL SEAL) Notary Public for California D. Brignac  
My commission expires: \_\_\_\_\_

(If executed by a corporation, affix corporate seal)

FN Realty Services, Inc.

35 N. Lake Avenue

Pasadena, Ca 91101

GRANTOR'S NAME AND ADDRESS

Fred & Sonia Grab  
37795 Ashfield Lane  
Winchester, CA 92396

GRANTEE'S NAME AND ADDRESS

After recording (when fee)

SAME AS ABOVE

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of July, 1990 at 4:25 o'clock P.M., and recorded in book/reel/volume No. M90 on page 13069 or as fee/file/instrument/microfilm/reception No. 17036, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Dorinda Muller, Deputy

Fee \$28.00