

ASPEN 4th & 5th

22528

WARRANTY DEED

Vol. m90 Page 22611

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 Agapito S. Capiral Esmeralda S.J. Capiral, Husband and Wife, Tenants by Entirety 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 22 in Block 30 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.

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 \$11,610.00. 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 95.030.)

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 12th day of October, 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 FEZ 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: _____
(OFFICIAL SEAL) MY COMMISSION EXP. AUG. 28, 1992

Notary Public for California
My commission expires: _____

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

GRANTOR'S NAME AND ADDRESS
CAPIRAL, A S & E S J
#7 Puti Tai Nobio
Barrigada HGTS, GU. 96913

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

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

NAME, ADDRESS, ZIP

By: Deborah C. Callel, Asst Vice President
By: Ver Lee Millsap McGraw, Asst Secretary
State of California
California, County of Los Angeles
October 12, 1990

Personally appeared Deborah C. Callel 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 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: _____
Notary Public for California Dana Taylor
My commission expires: 08/28/92

(OFFICIAL SEAL)

(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 13th day of Nov., 1990, at 3:33 o'clock P.M., and recorded in book/reel/volume No. M90 on page 22611 or as fee/file/instrument/microfilm/reception No. 22528, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By _____ Deputy

Fee \$28.00

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