

ASPEN 38108

CR

41390

WARRANTY DEED

Volume Page 3769

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 Victor C. Mafnas, a Single Person and Julia C. Mafnas-Viloria, a Married Woman as Tenants in Common, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantees 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 29 in Block 36 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 grantees and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantees 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 \$13,050.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See CRS 92.030.)

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 February, 1992; 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 Santa Clara  
NOTARY PUBLIC - CALIFORNIA  
LOS ANGELES COUNTY  
MY COMMISSION EXPI. AUG. 20, 1992

Personally appeared the above named \_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

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

FN Realty Services, Inc.  
Mordechai Seidner, Vice Pres.  
Deborah C. Callel, Ass't. Sec.

State of California, County of Los Angeles  
February 5, 1992  
Personally appeared Mordechai Seidner 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 Assistant secretary of FN Realty Services, Inc., 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.

Notary Public for California  
My commission expires: (If executed by a corporation, affix corporate seal)

FN Realty Services, Inc.  
222 E. Huntington Dr., 2nd. Fl.  
Monrovia, CA 91016  
GRANTOR'S NAME AND ADDRESS  
Victor C. Mafnas  
P.O. Box 20171  
GME, GUAM 96921  
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

STATE OF OREGON,  
County of Klamath  
I certify that the within instrument was received for record on the 24th day of Feb, 1992, at 3:40 o'clock P.M., and recorded in book/roll/volume No. 892 on page 3769 or as fee/tile/instrument/microfilm/reception No. 41390, Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By \_\_\_\_\_ Deputy

Fee \$30.00