

ATC 39179

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## WARRANTY DEED

Vol. m 9 3 Page 932

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 Renato S. Manuel & Zenaida C. Manuel, husband and wife as joint tenants, 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 7 in Block 28 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 \$12,500.00. 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 91.030.)

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 27 day of October, 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

19

Personally appeared the above named

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and acknowledged the foregoing instrument to be

voluntary act and deed.

Before me, J. LOEPKY

Notary Public - California

My Commission Expires 12, 1995

My commission expires

FN Realty Services, Inc.

35 N. Lake Avenue

Pasadena, Ca 91101

GRANTOR'S NAME AND ADDRESS

Renato S. &amp; Zenaida C. Manuel

1109 Acacia Road #324

Pearl City, HI 96782

GRANTEE'S NAME AND ADDRESS

SAME AS ABOVE

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

Mordechai Seidner, Vice President

Christie McLaughlin, Ass't. Secretary

State of California, County of Los Angeles

October 27, 1992

Personally appeared Mordechai Seidner and Christie McLaughlin

who, being duly sworn, each for himself and not one for the other, did say that the former is the Vice

Assistant president and that the latter is the

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.

Before me:

Notary Public for California

My commission expires:

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STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 13th day of Jan., 1993, at 10:35 o'clock AM., and recorded in book/reel/volume No. M93 on page 932 or as fee/file/instrument/microfilm/reception No. 56336, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline M. Mithard, Deputy

Fee \$30.00

7213-90229