

ATC 39040

56568

13 JUL 1992 3 34

WARRANTY DEED

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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 Ernesto B. Ventura, & Grace M. Layugan-Ventura, 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 16 in Block 41 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 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 \$2,900.00. 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 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 14th day of July, 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.

Mordechai Seidner, Vice President  
Deborah C. Callel, Ass't. Secretary

STATE OF California } ss.  
County of \_\_\_\_\_, 19\_\_\_\_

California, County of Los Angeles ) ss.  
July 14, 1992, 19\_\_\_\_

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

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 secretary of FN Realty Services, Inc., a corporation.

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

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

Notary Public for California Dana TAYLOR  
My commission expires: \_\_\_\_\_

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

GRANTOR'S NAME AND ADDRESS  
Ernesto B. Ventura, Jr. & Grace M. Layugan-Ventura  
416 Dolores Way South, San Francisco, CA 94080

GRANTEE'S NAME AND ADDRESS  
After recording return fee  
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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 19th day of Jan., 1993, at 3:34 o'clock P.M., and recorded in book/reel/volume No. M93 on page 1371 or as fee/file/instrument/microfilm/reception No. 56568, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

Fee \$30.00

By \_\_\_\_\_ Deputy