.69841 10-18-93A10:35 RCVD

ATC 40676 VOL M93 Page 27142

THIS INDENTURE between VIRGINIA N. MAYUGA
hereinafter called the first party, and FN REALTY SERVICES, INC., A CALIFORNIA CORPORATION, AS AGENT* hereinafter called the second party; WITNESSETH:

Whereas, the title to the real property hereinafter described is vested in fee simple in the first party, subject to (state which), reference to said records hereby being made, and the notes and indebtedness secured by said mortgage or trust deed are now owned by the second party, on which notes and indebtedness there is now owing and unpaid the sum of \$....12,100.00 , the same being now in default and said mortgage or trust deed being now subject to immediate foreclosure, and whereas the first party, being unable to pay the same, has requested the second party to accept an absolute deed of conveyance of said property in satisfaction of the indebtedness secured by said mortgage and the second party does now accede to said request.

NOW, THEREFORE, for the consideration hereinafter stated (which includes the cancellation of the notes and indebtedness secured by said mortgage or trust deed and the surrender thereof marked "Paid in Full" to the first party), the first party does hereby grant, bargain, sell and convey unto the second party, second party's heirs,

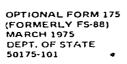
*FOR ASPEN TITLE AND ESCROW, INC., AN OREGON CORPORATION AS TRUSTEE FOR PERLA ENTERPRISES, INC., AN OREGON CORPORATION AND WESTERN ZAPATA LAND CORPORATION, A NEVADA CORORATION.

> LOT 19, BLOCK 11, TRACT 1107, FIRST ADDITION SPRAGUE RIVER PINES

together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertain-(CONTINUED ON REVERSE SIDE)

The state of the s		
VIRGINIA N. MAYUGA	GUAM 96911 GRANTON'S NAME AND ADDRESS SERVICES, INC. TINGTON DR, 2ND FLR CA 91016 GRANTE'S NAME AND ADDRESS SPACE RESERVED SPACE RESERVED STATE OF OREGON, County of	County of
P O BOX 7078		
TAMUNING GUAM 96911		
GRANTOR'S NAME AND ADDRESS		
FN REALTY SERVICES, INC.		
222 E HUNTINGTON DR, 2ND FLR		
MONROVIA CA 91016		
GRANTEE'S NAME AND ADDRESS		
After recording return to:		page or es fee/file/instru-
ROBERT PERLA	RECORDER'S USE	ment/microfilm/reception No,
1922 Stradella Road	Record of Deeds of said county. Witness my hand and seal of County affixed.	Record of Deeds of said county.
Los Angeles, Calif. 90077		
NAME, ADDRESS, ZIP		
Until a change is requested all tax statements shall be sent to the fellowing address.		
FN REALTY SERVICES, INC.	By Deputy	***************************************
222 E. Huntington Dr. 2nd Floor		
Monrovia, California 91016		
NAME, ADDRESS, ZIP		

THE SAME SAME SERVICE HOUSE SERVICE	27143 .
And the first party, for first party and first part second party, second party's heirs, successors and as property, free and clear of incumbrances except said n NONE.	second party, second party's heirs; successors and assigns forevery's heirs and legal representatives, does covenant to and with the signs, that the first party is lawfully seized in fee simple of said mortgage or trust deed and further except
that the first party will warrant and forever defend against the lawful claims and demands of all persons this deed is intended as a conveyance, absolute in less second party and all redemption rights which the for security of any kind; that possession of said premethat in executing this deed the first party is not actionary duress, undue influence, or misrepresentation by attorneys; that this deed is not given as a preference is no person, co-partnership or corporation, other the directly, in any manner whatsoever, except as aforest	the above granted premises, and every part and parcel thereof is whomsoever, other than the liens above expressly excepted; that gal effect as well as in form, of the title to said premises to the irst party may have therein, and not as a mortgage, trust deed isses hereby is surrendered and delivered to said second party; ingunder any misapprehension as to the effect thereof or under the second party, or second party's representatives, agents or over other creditors of the first party and that at this time there can the second party, interested in said premises directly or insaid.
of However, the actual consideration consists of or a part of the consideration (indicate which). The construing this instrument, it is understood be more than one person; that if the context so requestion matical changes shall be made, assumed and implied	his transfer, stated in terms of dollars, is \$ 10.00 includes other property or value given or promised which is d and agreed that the first party as well as the second party may use the singular pronoun includes the plural and that all gramto make the provisions hereof apply equally to corporations and
to individuals.	bove named has executed this instrument; if first party is a corpo- and its seal affixed by an officer duly authorized thereto by order
of its Board of Directors.	
Dated August 3, 19 93	- Muceyug-
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERT SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEITHIS INSTRUMENT. THE PERSON ACQUIRING FEE TITLE TO PROPERTY SHOULD CHECK WITH THE APPROPRIATE CIT COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USE	THEY OR
(If the signer of the above is a corporation, use the form of acknowledgment opposite and affix corporate seal.)	
STATE OF OREGON,	STATE OF OREGON,
County of	County of)
This instrument was acknowledged before me on	This instrument was acknowledged before me on
, 19, by	19, by
	. 23
1 22 33 30 30 33 3	ot
Notary Public for Grossa	Notary Public for Oregon (SEAL)
(SEAL) My commission expires:	My commission expires:
My commission expires. My commission expires. Not explicable, should be delighted.	in the first of the control of the c



90-1043(1)

Certificate of Acknowledgment of Execution of an Instrument

Republic of the Philippin	nes
City of Manila (County and/or other political division)	
Embassy of the United Statement (County and/or other political division)	ates SS:
of America (Name of foreign service office)	
I. John C. Kmetz,	a Vice Consul
of the United States of America at	Manila, Philippines
duly commissioned and qualified, do h	nereby certify that on this 3rd
	re me personally appeared
VI	RGINIA N. MAYUGA
	o me to be the individualdescribed in, whose xecuted the annexed instrument, and being
	she d instrumentduly acknowledged to me
	and voluntarily for the uses and purposes therein
mentioned.	
[SEAL]	vitness whereof I have hereunto set my hand and
(SEAL)	official seal the day and year last above written.
	JOHN C. KMETZ
	Vice Consul of the United States of America.
NOTE.—Wherever practicable all signatures to a d	ocument should be included in one certificate.
STATE OF OREGON: COUNTY OF KLAMATH:	SS.
Filed for record at request of Aspen of Oct. A.D. 19 93 at 1	0:35 o'clock A M., and duly recorded in Vol. M93
FEE \$40.00	on Page 27142 Evelyn Biehn County Clerk By Antone / Local County