

76615

WARRANTY DEED

ATC 40442 m94 Page 5937

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 SEE EXHIBIT "A" 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 31 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

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 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 29th day of November, 1993, 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. FN Realty Services, Inc.

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
C. McLaughlin, Assistant Secretary

STATE OF California

County of _____, 19____

Personally appeared the above named _____

State of California, County of Los Angeles
November 29, 1993

Personally appeared Mordechai Seidner and C. McLaughlin 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.

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 - California
LOS ANGELES COUNTY
My Comm. Expires DEC 10, 1996
Notary Public for California
My commission expires: _____

Notary Public for California
My commission expires: 12/10/96

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

GRANTOR'S NAME AND ADDRESS
Dennis D. Keliinci, et al
45-607 Puohala Street
Kaneohe, HI 96744

GRANTEE'S NAME AND ADDRESS
SAME AS ABOVE

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

NAME, ADDRESS, ZIP
SAME AS ABOVE

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Deputy

5938

EXHIBIT "A"

VESTING

Dennis D. Keliinoi and Ellen E. Keliinoi, Husband and Wife as Tenants by the Entirety as to an undivided 2/3 interest and Alice R. Keliinoi, a Single Woman, as to an undivided 1/3 interest but not as Tenants in Common but with Rights of Survivorship.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co
of Feb A.D., 19 94 at 10:49 o'clock AM., and duly recorded in Vol. M94
of Deeds on Page 5937

FEE \$35.00

Evelyn Biehn . County Clerk
By *Evelyn Biehn*