



02036056

WARRANTY DEED

AFTER RECORDING RETURN TO:
 PERLA DEVELOPMENT CO. INC.
 1922 Stradella Road
 Los Angeles, California 90077

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

JIM MCCLUNG hereinafter called GRANTOR(S), convey(s) to F. N. REALTY SERVICES, INC., A CALIFORNIA CORPORATION, TRUSTEE UNDER TRUSTE NO. 7213 hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 24, Block 23, Tract No. 1113, OREGON SHORES, UNIT #2, in the County of Klamath, State of Oregon.

CODE 138 MAP 3507-18DB TL 5900

"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."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) Subject to rules and regulations of Fire Patrol District. 2) Conditions, Restrictions as shown on the recorded plat of Tract No. 1113, Oregon Shores, Unit #2. 3) Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record. Recorded on November 14, 1977 in book M-77 at page 22105. As amended by instrument: Recorded on February 13, 1978 in Book M-78 at page 2676. Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Oregon Shores Recreational Club, Inc. Homeowners Association. 5) the interest of Oregon Shores Recreational Club, Inc., in and to a certain water system as disclosed by Quitclaim Deed dated June 28, 1979, from Wells Fargo Realty Services, Inc., recorded July 6, 1979 in Book M-79 at page 15973, Microfilm Records of Klamath County.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$3,500.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 30th day of January, 1991.

Jim McClung
 JIM MCCLUNG

STATE OF OREGON, County of KLAMATH)ss.

Sandra Handsaker 20, 1991

Personally appeared the above named JIM MCCLUNG and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *Sandra Handsaker*
 Notary Public for OREGON
 My Commission Expires: 7-23-93

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