

25

Vol. m9 Page 5717



# Aspen

## TITLE & ESCROW, INC.

WARRANTY DEED

AFTER RECORDING RETURN TO:  
F. N. REALTY SERVICES, INC.  
1922 STRADELLA ROAD  
LOS ANGELES, CA 90077

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

GREG IAN TRACY AND PATRICIA LYNN TRACY, HUSBAND AND WIFE  
hereinafter called GRANTOR(S), convey(s) to F. N. REALTY  
SERVICES, INC., A CALIFORNIA CORPORATION, TRUSTEE UNDER TRUST  
NO. 7213 hereinafter called GRANTEE(S), all that real property  
situated in the County of KLAMATH, State of Oregon, described  
as:

Lot 24, Block 41, Tract No. 1184, OREGON SHORES UNIT 2, FIRST ADDITION, in the County of Klamath, State of Oregon.

CODE 118 MAP 3507-18DB TL 800

"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) Conditions, Restrictions as shown on the recorded plat of Tract No. 1113, Oregon Shores - Unit 2. 2) 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, amount other things, levies and assessments of Oregon Shores Recreational Club, Inc. Homeowners Association. 3) 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 \$3,700.00.

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 18TH day of MARCH, 1991.

X GREG IAN TRACY

*X Patricia Lynn Tracy*  
PATRICIA LYNN TRACY

STATE OF New Jersey, County of Mercer ) ss. 541-58-5477

3/25/91, 1991.

Personally appeared the above named GREG IAN TRACY AND PATRICIA LYNN TRACY, HUSBAND AND WIFE and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Catherine M. McTigue  
Notary Public for NJ  
My Commission Expires: October 23, 1995

**CATHERINE M. McTIGUE**  
**NOTARY PUBLIC OF NEW JERSEY**  
 My Commission Expires Oct 23, 1995

Aspen  
TITLE & ESCROW INC.

1015 STRANDED ROAD  
LOS ANGELES, CA 90007

1015 STRANDED ROAD

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 1st day  
of April A.D., 19 91 at 10:30 o'clock A.M., and duly recorded in Vol. M91  
of Deeds on Page 5717

Evelyn Biehn County Clerk  
By Quilene Muelandere

FEE \$33.00

THE COUNTY OF KLAMATH, OREGON, DO hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Klamath, Oregon.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Klamath, Oregon, at Medford, Oregon, this 1st day of April, 1991.

Quilene Muelandere, County Clerk  
I, Evelyn Biehn, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Klamath, Oregon.

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