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WARRANTY DEED

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

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TLE & ESCROW, INC.

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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 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.

LYNN TRACY PATRICIA

TRACE GREG IAN

STATE OF New Jerser, County of Mercer)ss. 541-58-5479 _, 1991.

3/25/91 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.

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Notary P			Octab	et 23.	1995	>
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CATHERINE M. McTIGUE NOTARY PUBLIC OF NEW JERSEY My Commission Expires Oct. 23, 1995

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STATE OF OREGON: COUNTY OF KLAMATH: SS.

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Filed for record at request of	Aspen Title Co.	the <u>ISE</u> day
of April A.D., 19 91	at10:30o'clockA_M., a	5717
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	By QAL	line Mulendore
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My Commission Expires Oct. 23, 1995