



27633

**Aspen**  
TITLE & ESCROW, INC.

#02036019

WARRANTY DEED

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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

C. D. JOHNSON 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 34, Block 32, Tract NO. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, in the County of Klamath, State of Oregon.

CODE 118 MAP 3507-17CA TL 2100

"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. 1184, Oregon Shores - Unit 2, First Addition. 2) Subject to the reservation of all subsurface rights, except water, to the heirs of Clarence Wright as set forth in Patent recorded September 6, 1956 in Book 286 at page 367, Deed Records. (Affects Lots 26, 17 and 3-46 inclusive BLK 32) 3) Subject to 3/36th interest in subsurface rights reserved to Ralph Wright in the Clarence Wright Allotment No. 482, as set forth in deed recorded August 6, 1958 in Book 301 at page 578, Deed Records. (Affects Lots 26, 17 and 30-46 inclusive BLK 32) 4) Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record: Recorded: November 16, 1978 in Book M-78 at page 25925. 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 \$3,000.00.

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 14th day of February, 1991.

*[Signature]*  
C. D. JOHNSON

STATE OF Ca., County of Tusas) ss.

3-28-91, 1991.

Personally appeared the above named C. D. JOHNSON and acknowledged the foregoing instrument to be their voluntary act  
Continued on next page

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