



**Aspen**  
TITLE & ESCROW, INC.

A 02036251

## 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

LLOYD M. JENSEN AND HAZEL W. JENSEN, 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 7, Block 28, Tract No. 1113, OREGON SHORES - UNIT 2, in the  
County of Klamath, State of Oregon.

CODE 118 MAP 3507-1800 TL 200

"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 \$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 22ND day of MARCH, 1991.

*Lloyd M. Jensen*  
LLOYD M. JENSEN

*Hazel W. Jensen*  
HAZEL W. JENSEN

STATE OF OREGON, County of KLAMATH)ss.

April 11, 1991.

Personally appeared the above named LLOYD M. JENSEN AND HAZEL W.  
JENSEN, HUSBAND AND WIFE and acknowledged the foregoing  
instrument to be their voluntary act and deed.

*Andrea Handsaker*  
Notary Public for OREGON  
My Commission Expires: 7-23-93

91 APR 12 AM 10 51

WARRANTY DEED

Aspen  
TITLE & ESCROW, INC.

OFFICE: 1000 N. W. 10TH AVE., SUITE 100, PORTLAND, OREGON 97227  
TELEPHONE: (503) 228-1111  
FAX: (503) 228-1112

THIS INSTRUMENT IS FILED FOR RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON, THIS 12TH DAY OF APRIL, 1991.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 12th day  
of April A.D., 19 91 at 10:51 o'clock A.M., and duly recorded in Vol. M91  
of Deeds on Page 6619

Evelyn Biehn County Clerk

By Douglas Muelendore

FEE \$33.00

THIS INSTRUMENT IS FILED FOR RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON, THIS 12TH DAY OF APRIL, 1991.

THE UNDERSIGNED, ASPIEN TITLE COMPANY, A CORPORATION OF THE STATE OF OREGON, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS A TRUE AND CORRECT COPY OF THE INSTRUMENT AS FILED FOR RECORD IN THE CLERK'S OFFICE OF THE COUNTY OF KLAMATH, OREGON, THIS 12TH DAY OF APRIL, 1991.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Klamath, Oregon, this 12th day of April, 1991.

\_\_\_\_\_  
Evelyn Biehn, County Clerk

\_\_\_\_\_  
Douglas Muelendore

6619