



28357

# 02036290

Vol. m91 Page 7132

## 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

RICHARD F. ASMUS, AS TO AN UNDIVIDED 1/2 INTEREST AND BRADLEY N. ASMUS AND CHRISTINE A. ASMUS, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2 INTEREST 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 36, Block 48, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, in the County of Klamath, State of Oregon.

CODE 138 MAP 3507-18AC TL 1300

"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 1, First Addition. 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 \$3,500.00.

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 2nd day of April, 1991.

x Bradley N. Asmus  
Bradley N. Asmus

x Christine A. Asmus  
Christine A. Asmus

## WARRANTY DEED

## INDIVIDUAL ACKNOWLEDGMENT

NO. 201

State of California  
 County of Santa Cruz } ss.

On this the 16<sup>th</sup> day of April, 1991, before me,

Nancy J. Noel

the undersigned Notary Public, personally appeared

Bradley N. Asmus & Christine A. Asmus

☐ personally known to me

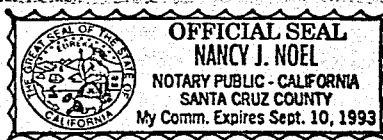
☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) are subscribed to the  
 within instrument, and acknowledged that they executed it.

WITNESS my hand and official seal.

Notary's Signature

Nancy J. Noel



ATTENTION NOTARY: Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE  
 MUST BE ATTACHED  
 TO THE DOCUMENT  
 DESCRIBED AT RIGHT:

Title or Type of Document

Warranty Deed

Number of Pages

1

Date of Document

4/2/91

Signer(s) Other Than Named Above

0

7100-010

© NATIONAL NOTARY ASSOCIATION • 8236 Remmet Ave. • P.O. Box 7184 • Canoga Park, CA 91304-7184

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 18th day  
 of April A.D., 19 91 at 3:32 o'clock P M., and duly recorded in Vol. M91,  
 of Deeds on Page 7132.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mulendore

WITTE & EBCBOM INC

58321

WARRANTY DEED

WARRANTY DEED

WARRANTY DEED

5735