



28358

# 02036290

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

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."

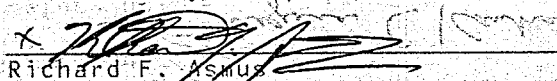
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) Conditions, Restrictions as shown on the recorded plat of Tract No. 1184, Oregon Shores - Unit 1, First Addition. 2) Declaration of Conditions and Restrictions, but omitting any restrictions based 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   
Richard F. Asmus

By \_\_\_\_\_  
Notary Public for Oregon

My Comm. Expires \_\_\_\_\_  
Notary Public for Oregon

Witnessed by \_\_\_\_\_  
Notary Public for Oregon

Witnessed by \_\_\_\_\_  
Notary Public for Oregon

Witnessed by \_\_\_\_\_  
Notary Public for Oregon

Witnessed by \_\_\_\_\_  
Notary Public for Oregon

Witnessed by \_\_\_\_\_  
Notary Public for Oregon

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WARRANTY DEED  
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STATE OF Hawaii, City and County of Honolulu ss.  
April 11, 1991.

Personally appeared the above named RICHARD F. ASMUS and  
acknowledged the foregoing instrument to be HIS voluntary act  
and deed.  
Before me: Ernest C. Canham  
Notary Public for Hawaii  
My Commission Expires: May 30, 1993

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 7134.  
Evelyn Biehn County Clerk  
By Pauline Mullendore

FEE \$33.00

WILTE & ESCOBAR INC.

58328

APR 17 1991