



## 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

HAROLD COWARDIN 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 57, Block 32, Tract No. 1184, OREGON SHORES UNIT #2, FIRST  
ADDITION, in the County of Klamath, State of Oregon.

CODE 138 MAP 3507-17BC TL 3000

"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 rules and  
regulations of Fire Patrol District. 3) Declaration of  
Conditions and Restrictions, but omitting any restrictions based  
on race, color, religion or national origin appearing of  
record: Recorded on November 16, 1978 in Book M-78 at page  
25925. Said Covenants, Conditions and Restrictions set forth  
above contain, amount other things, levies and assessments of  
Oregon Shores Recreational Club, Inc. Homeowners Association. 4)  
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  
\$3,200.00.

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 23rd day of April, 1991.

Harold Cowardin  
HAROLD COWARDIN

STATE OF Az, County of Yuma )ss.  
4-26

Personally appeared the above-named HAROLD COWARDIN and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

Before me: [Signature]  
Notary Public for Yuma Az  
My Commission Expires: 10-17-93

NOTARY PUBLIC

WARRANTY DEED

Aspen Title & Escrow, Inc.

1023 S. W. 10th Ave.  
Portland, OR 97204  
503.228.8888

NOT A CHANGE TO RECORDED FILE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 2nd day  
of May A.D., 19 91 at 10:16 o'clock AM., and duly recorded in Vol. M91,  
of Deeds on Page 8149  
Evelyn Biehn, County Clerk  
By Daniel M. Muelender

FEE \$33.00

BOOK 1000, PAGE 3507-1780 TL 3000

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE AND USE LAWS AND  
REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
PERSON SIGNING HEREIN SHALL BE Liable TO THE PROPERTY SHOWN CHECK WITH THE  
APPROPRIATE COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROPRIATE USE.

and covenant that grantor is the owner of the above described  
property free of all encumbrances except (1) Conditions,  
Restrictions, Easements, or other rights shown on the recorded plat of said land, and  
Deed Book 1000, Page 3507-1780, (2) First Addition, (3) United States and  
Oregon State - United States, (4) Deed Book 1000, Page 3507-1780, and  
conditions and restrictions, and covenants and restrictions, and  
on said, or other, foreign or national origin appearing on  
record, recorded on November 1st, 1978 in Book M-18 at page  
3507-1780, and covenants, Conditions and Restrictions set forth  
above, and all other things, taxes and assessments of  
Oregon State, (5) Oregon State, (6) United States, (7)  
the interest of Oregon State, (8) United States, (9) in and  
in a certain tract or parcels as disclosed by United States land dated  
June 28, 1978, (10) New Wells Fargo Realty Service, Inc., recorded  
July 6, 1978 in Book M-18 at page 3507-1780, (11) Michael's records of  
Klamath County.

and will defend and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The first and second consideration for this transfer is  
\$3,300.00.

In consideration of the sum and where the context so requires, the  
signature of the grantor is as follows:

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 23rd day of April, 1991.

[Signature]  
HAROLD GUARDIN

STATE OF Oregon, County of Klamath

Personally appeared the above named HAROLD GUARDIN and  
acknowledged the foregoing instrument to be his voluntary act  
and deed.

[Signature]  
Notary Public for  
the State of Oregon