



02036817  
WARRANTY DEED

Vol. m91 Page 13720

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

MICHAEL NIKITHSER 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 31, Block 28, Tract No. 1113, OREGON SHORES UNIT 2, in the  
County of Klamath, State of Oregon.

CODE 118 MAP 3507-17CC TL 700

"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  
\$2,700.00.

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 3RD day of JULY, 1991.

x Michael Nikithser  
MICHAEL NIKITHSER

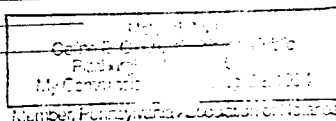
STATE OF Pennsylvania County of Allegheny

July 8th, 1991.

Personally appeared the above named MICHAEL NIKITHSER and  
acknowledged the foregoing instrument to be their voluntary act  
and deed.

Before me: Celine E. Archibaki  
Notary Public for

My Commission Expires:



13721

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 15th day  
of July A.D. 19 91 at 10:47 o'clock A.M. and duly recorded in Vol. M91  
of Deeds on Page 13720  
Evelyn Biehn County Clerk  
By Paula M. Biehn

FEE \$33.00