

SPECIAL WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

10796

KNOW ALL MEN BY THESE PRESENTS, That THE BANK OF CALIFORNIA N.A.

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto KATHLEEN V. TEIXEIRA A SINGLE WOMAN hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 1, Block 13 in Mt. Scott Meadows Subdivision, Tract No. 1027, in the County of Klamath, State of Oregon, as per map recorded in the office of the County Recorder of said County, excepting oil, gas and other mineral and hydrocarbon substances beneath the surface thereof. Said conveyance shall be made subject to all conditions, covenants, restrictions, reservations, easements, rights and rights of way of record or appearing in the recorded map of said tract and specifically the covenants, conditions and restrictions set forth in that certain Declaration of Restrictions recorded in the Official Records of Klamath County, all of which are incorporated herein by reference with the same effect as though said Declaration were fully set forth herein.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,200.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7 day of APRIL, 19 82; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON

County of



OFFICIAL SEAL
B. SHELTON
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires MAY 17, 1985

STATE OF Calif., County of

APRIL 7

Personally appeared

E. HOLLIS

each for himself and not one for the other, did say that the former is the TRUST OPR. OFF. and that the latter is the ASST. TR. OPR. OFF. of CALIFORNIA N.A.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires:

B. SHELTON

(OFFICIAL SEAL)

THE BANK OF CALIFORNIA N.A.
845 SOUTH FIGUEROA ST.
LOS ANGELES, CA. 90017

GRANTOR'S NAME AND ADDRESS

KATHLEEN V. TEIXEIRA
P. O. BOX 562
KAHUKU, HI. 96731

GRANTEE'S NAME AND ADDRESS

KATHLEEN V. TEIXEIRA
P. O. BOX 562
KAHUKU, HI. 96731

Until a change is requested all tax statements shall be sent to the following address.
KATHLEEN V. TEIXEIRA
P. O. BOX 562
KAHUKU, HI. 96731

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 12 day of April, 19 82, at 10:09 o'clock A.M., and recorded in book/reel/volume No. M 82 on page 4513 or as document/fee/file/instrument/microfilm No. 10796 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Evelyn Biehn

Fee \$4.00

Deputy