

1-1-74

48196

WARRANTY DEED

Vol. MS Page 6128

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MR. JOSEPH N. LEONARDO AND MRS. DELORIS M. LEONARDO, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

LOT 4 & 5 IN THE MT. SCOTT MEADOWS SUBDIVISION, TRACT NO. 1027, BLOCK 3 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 AN 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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

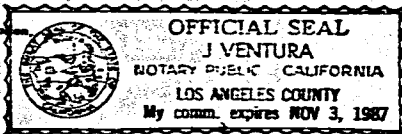
and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,990.00. 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 19th day of APRIL, 1985; 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)



County of LOS ANGELES ss. APRIL 19, 1985

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

THE BANK OF CALIFORNIA, N.A., AS TRUSTEE

By C.J. Featherston Asst. V.P.

By Susan LeRoy Asst. V.P.

STATE OF CALIF. County of LOS ANGELES ss. APRIL 19, 1985

Personally appeared C.J. Featherston and SUSAN LEROY

who, being duly sworn, each for himself and not one for the other, did say that the former is the Asst. Vice president and that the latter is the Asst. V.P. of THE BANK OF CALIFORNIA

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.

Before me:

Notary Public for California
My commission expires:

(OFFICIAL SEAL)

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

GRANTOR'S NAME AND ADDRESS

MR. & MRS. JOSEPH N. LEONARDO
227 W. EDISON STREET
MONTICA, CA. 95336

GRANTEE'S NAME AND ADDRESS

After recording return to:

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

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

MR. & MRS. JOSEPH N. LEONARDO
227 W. EDISON ST.
MONTICA, CA. 95336

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 29th day of APRIL, 1985 at 9:42 o'clock A.M., and recorded in book/reel/volume No. MS on page 6128 or as document/fee/file/instrument/microfilm No. 48196, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith Deputy

Fee: \$5.00

OK 500

APR 29 AM 9 42