

49922

SPECIAL WARRANTY DEED

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

Vol. 1785 Page 9071

KNOW ALL MEN BY THESE PRESENTS, That

AS TRUSTEE
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
CHARLES R. GIUDICE AND TERESITA M. GIUDICE
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 12, block 3 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
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 war-
rant 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 \$6,000.00
the whole consideration and no part of the same is to be paid in installments or by any other means or method.

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 3RD day of JUNE, 19 85
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 _____, 19 _____

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

Kim Cacace
V.P. & Trust Officer
Susan LeRoy
ASST. V.P.

State of Calif. County of Los Angeles) ss.
June 3, 19 85

Personally appeared KIM CACACE and
SUSAN LEROY who, being duly sworn,
each for himself and not one for the other, did say that the former is the
V.P. & TRUST OFFICER and that the latter is the
ASST. V.P.

THE BANK OF CALIFORNIA, N.A., a corporation,
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 be-
half 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:
J. Ventura J. Ventura (OFFICIAL SEAL)
Notary Public for California
My commission expires:

Personally appeared the above named _____
_____ and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires _____

THE BANK OF CALIFORNIA, N.A. (80142)
845 SO. FIGUEROA ST.
LOS ANGELES, CA. 90017
GRANTOR'S NAME AND ADDRESS

MR. & MRS. CHARLES R. GIUDICE
625 13TH ST. # 12
SAN DIEGO, CA. 92154
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. CHARLES R. GIUDICE
625 13TH ST., #12
SAN DIEGO, CA. 92154
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
17th day of June, 19 85,
at 10:06 o'clock A.M., and recorded
in book reel volume No. 1185 on
page 9071 or as document fee/file/
instrument/microfilm No. 49922
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
By Pam Smith Deputy

Fee: \$5.00