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99724

WARRANTY DEED—TENANTS BY ENTIRETY

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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 the grantor paid by RAYMOND WING-MAN NGO, a single person, as his sole property, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 22 & 23 in Mt. Scott Meadows Subdivision, Tract No. 1027, Block 11 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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances.

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 \$6,400.00.

~~the whole~~ ~~part of the~~ ~~consideration~~ ~~indicated~~ ~~which~~ ~~is~~ ~~the~~ ~~subject~~ ~~matter~~ ~~of~~ ~~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 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 APR 03 1989 day of 19; 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.

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.

STATE OF OREGON,

County of Washington, 1989

Personally appeared the above named Janice M. Dimick

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

STATE OF OREGON, County of Washington, 1989

Personally appeared Janice M. Dimick

each for himself and not one for the other, did say that the former is the Assistant Vice President & Trust Real Estate Officer and the latter is the secretary of

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: Cheri Chavez

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath, 1989

I certify that the within instrument was received for record on the 2nd day of May, 1989, at 10:32 o'clock AM, and recorded in book/reel/volume No. M89 on page 7531 or as fee/file/instrument/microfilm/reception No. 99724, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By D. A. Nelson, Deputy

Fee \$8.00

THE BANK OF CALIFORNIA, N.A. AS TRUSTEE
C/O WYNWOOD AGENCY, INC.

P.O. BOX 2236 TACOMA, WA 98401

GRANTOR'S NAME AND ADDRESS

RAYMOND WING-MAN NGO

527 E. TAYLOR ST.

TEMPE, AZ 85281

GRANTEE'S NAME AND ADDRESS

After recording return to:

RAYMOND WING-MAN NGO

527 E. TAYLOR ST.

TEMPE, AZ 85281

NAME, ADDRESS, ZIP

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

RAYMOND WING-MAN NGO

527 E. TAYLOR ST.

TEMPE, AZ 85281

NAME, ADDRESS, ZIP