

OK

7236

WARRANTY DEED—TENANTS BY ENTIRETY Vol. m89 Page 20983

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 JOHN B. CREEL, JR. AND ELVA M. CREEL

, 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:

BLOCK 10, LOTS 16 AND 17 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.

(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.

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 \$ 12,000.00

the whole of the consideration (indicate which). (The sentence between the symbols ①, 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 23 day of Oct, 1989; 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 \_\_\_\_\_, 19\_\_\_\_.

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

Kim Cacace

Asst. Vice Pres.

Robin C. Russell

Trust Officer

Trust Officer

STATE OF OREGON, County of Klamath, 1989.

Personally appeared Kim Cacace and Robin C. Russell, 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 Trust Officer of the Bank 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.

Before me: \_\_\_\_\_

Therese C. Hagstrom

Notary Public for Oregon

My commission expires: 8-5-1993

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

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

JOHN AND ELVA CREEL

1729 RODEAR RD.

SAN DIEGO, CA 92154 189011027-10-16

GRANTEE'S NAME AND ADDRESS

After recording return to:

JOHN AND ELVA CREEL

1729 RODEAR RD.

SAN DIEGO, CA 92154

NAME, ADDRESS, ZIP

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

JOHN AND ELVA CREEL

1729 RODEAR RD.

SAN DIEGO, CA 92154

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 1st day of Nov., 1989, at 11:14 o'clock A.M., and recorded in book/reel/volume No. M89 on page 20983 or as fee/file/instrument/microfilm/reception No. 7236, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pauline Mullendore, Deputy

Fee \$8.00

cc 1.00

89 NOV 14 AM 11 41

1.00