

OK

14332

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
GARY D. PICKENS, ~~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 ap-
pertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

BLOCK 26, LOTS 2, 4, and 8 AND BLOCK 23, LOT 8 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 HYDROCAR-
BON 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 COVE-
NANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THAT CERTAIN DECLARATION OF RESTRICT-
IONS 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 en-
tirety, 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 \$ 13,500.00
~~the whole of the above described premises~~ (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 5 day of april, 1990;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto hv
order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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 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., AS TRUSTEE

Kim Cacace Kim Cacace
Robin C. Russell Asst. Vice Pres.
WASHINGTON & Robin C. Russell
Trust Officer

STATE OF OREGON, County of PIERCE KING ss.

April 5 1990
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 secretary of 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:

Maureen C. Hapton
Notary Public for Oregon WASHINGTON
My commission expires: 8-5-93

(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

GARY D. PICKENS
5846 KOOTENAI LANE
BOISE, ID 83705 189011027-26-02
GRANTEE'S NAME AND ADDRESS

After recording return to:

GARY D. PICKENS
5846 KOOTENAI LANE
BOISE, ID 83705
NAME, ADDRESS, ZIP

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

GARY D. PICKENS
5846 KOOTENAI LANE
BOISE, ID 83705
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
2nd day of May, 1990,
at 12:20 o'clock P.M., and recorded
in book/reel/volume No. m90 on
page 8287 or as fee/file/instru-
ment/microfilm/reception No. 14332,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk
NAME TITLE

By Maureen C. Hapton Deputy

Fee \$28.00

90 MAY 2 PM 12-20