

OK **14333**

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. **m90** Page **8288**

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 JAMES L. RICHARDS & MOLLY P. HART-RICHARDS, TENANTS OF THE ENTIRETY 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 2, LOT 16 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 \$ 6,600.00

~~SAID GRANTOR HEREBY COVENANTS TO AND WITH SAID 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~~

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**, 19**90**; 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.

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

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

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 _____

STATE OF OREGON, County of **PIERCE**, 19**90**

April 5 19**90**
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 PRES** president and that the latter is the **TRUST OFFICER** 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 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: **Shirley C. Hapstrom**

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
JAMES AND MOLLY RICHARDS
4035 HEGG ST.
SAN DIEGO, CA 92115-6604
189011027-02-16

GRANTEE'S NAME AND ADDRESS
After recording return to:
JAMES AND MOLLY RICHARDS
4035 HEGG ST.
SAN DIEGO, CA 92115-6604
189011027-02-16

Until a change is requested all tax statements shall be sent to the following address.
JAMES AND MOLLY RICHARDS
4035 HEGG ST.
SAN DIEGO, CA 92115-6604
189011027-02-16

STATE OF OREGON,

County of **Klamath**

I certify that the within instrument was received for record on the **2nd** day of **May**, 19**90**, at **12:21** o'clock **P.M.**, and recorded in book/reel/volume No. **M90** on page **8288** or as fee/file/instrument/microfilm/reception No. **14333**, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pauline M. Milendale, Deputy

Fee \$28.00

90 MAY 2 PM 12 21