No. 21 — WARRANTY DEED (Individual or Corporate). Stevens-Ness Form No. 2010. STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

21697 WARRANTY DEED—TENANTS BY ENTIRETY Vol. M90 Page 21188

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 BEATRICE E. SHOEMAKE WIDOW OF CLOYSE R. SHOEMAKE, 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 17, Lot(s) 11 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 $ 6,000.00.

(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 28 day of Sept, 1990; 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. TRUSTEE

Kim Carace Asst. Vice Pres. & Trust Officer

R T Gunderson Ron Gunderson Vice Pres. & Trust Officer

STATE OF OREGON, County of) ss.

STATE OF WASHINGTON, County of) ss.

September 28, 1990

Personally appeared Kim Carace and R T Gunderson who, being duly sworn, each for himself and not one for the other, did say that the former is the Asst. Vice President president and that the latter is the Vice Pres. & Trust Officer secretary 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:

Michele C Hepton

Notary Public for WASHINGTON

My commission expires:

(If signed by a corporation, acknowledgment should read as follows:)

MARGARET A. HAGSTROM NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES JULY 16, 1993

(OFFICIAL SEAL)

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
C/O TYNWOOD AGENCY, INC.
P. O. BOX 22346, TACOMA, WA 98401
GRANTOR'S NAME AND ADDRESS

BEATRICE SHOEMAKE
8348 NEWBRIDGE WAY
CITRUS HEIGHTS, CA 95610
GRANTEE'S NAME AND ADDRESS

After recording return to:
BEATRICE SHOEMAKE
8348 NEWBRIDGE WAY
CITRUS HEIGHTS, CA 95610
NAME, ADDRESS, ZIP

1890110 27-17-11

Until a change is requested all tax statements shall be sent to the following address.
BEATRICE SHOEMAKE
8348 NEWBRIDGE WAY
CITRUS HEIGHTS, CA 95610
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 22nd day of Oct., 1990, at 2:27 o'clock P.M., and recorded in book/reel/volume No. M90 on page 21188 or as fee/file/instrument/microfilm/reception No. 21697, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pauline Mullendore Deputy

Fee $28.00