

Vol. m90 Page 21189 ④

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 \_\_\_\_\_, husband and wife, hereinafter called the grantees, does AND TERESA M. RUNYAN \_\_\_\_\_, the heirs of the survivor and their 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 6, Lot(s) 4 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.

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 \$ 0.00

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 June, 1966, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized therein by order of its board of directors.

THE BANK OF CALIFORNIA, N.A. TRUSTEE

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 \_\_\_\_\_)

Personally appeared the above named

and acknowledged the foregoing instrument to be a 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 WYWOOD AGENCY, INC.  
P. O. BOX 2236, TACOMA, WA 98401

GARY D. & TERESA M. RUNYAN  
587 CYPRESS LAND  
SAINT MARYS, GA 31558-1978

GARY D. & TERESA M. RUNYAN  
587 CYPRESS LANE  
SAINT MARYS, GA 31558-1178

GARY D. & TERESA M. RUNYAN  
587 CYPRESS LANE  
SAINT MARYS, GA 31558-1978

THE BANK OF CALIFORNIA, N.A. TRUSTEE

King  
 Tim Cocace  
 Robert C. Russell  
 WASHINGTON  
 KING

STATE OF KENTUCKY, County of KING & Trust United 43.  
October 5, 1990 2:10 PM

Personally appeared KIM CHENG and  
ROBIN C MUSSECC 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

ASST. VICE PRES. secretary of  
THE BANK OF CALIFORNIA, 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 the undersigned and said instrument to be its voluntary act and deed.

Notary Public for OKLAHOMA WASHINGTON  
My commission expires: \_\_\_\_\_

**STATE OF OREGON,**

County of ..... Klamath

I certify that the within instrument was received for record on the 22nd day of Oct., 19. 90., at 2:27 o'clock P. M., and recorded in book/reel/volume No. M90 on page 21189 or as fee/file/instrument/microfilm/reception No. 21698. Record of Deeds of said county.

Witness my hand' and seal of  
County affixed.

Evelyn Biehn, County Clerk  
TITLE

By Quelene Muelandore Deputy

Fee \$28.00