FORM No. 716-WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety). STEVENS-NESS LAY WARRANTY DEED\_TENANTS BY ENTIRETY Vol. <u>90</u> Page 21853 °\* 22054 KNOW ALL MEN BY THESE PRESENTS, That THE BANK OF CALIFORNIA, N.A. AS TRUSTEE hereinalter called the grantor, for the consideration hereinafter stated to the grantor paid by THEODORE J. KEIPER and NANCY E. KEIPER, ...., 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 <u>17</u>, Lot(s) <u>10</u> in Mt. Scott Meadows Subdivision, Tract No. <u>1027</u>, 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, covena nts, restrictions, reservations, easements, rights and rights of way of record or appearing in the recorded map of said tract and specificalby 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 None, except as set forth above 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 \$ R WAXAAAR XIR KAXAA KAXAAAAA KAXAAA XAXAA XAXAAAA XAAAAA XAAAAA XAAAAA XAAAAA XAXAAAAA XAXAAAAA XAXAA XAXAA XA In construing this deed and where the context so requires, the singular includes the plural and all grammatical , 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. THE BANK OF CALIFORNIA, N.A. TRUSTEE THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-SCRIPED 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. All Great Asst. Vice Pres. & Trust Officer E Trust Officer STATE OF SEPEROTS, County of KING State St STATE OF OREGON, 
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 Personally appeared
 LIMA
 CACABE
 and

 ROBIN
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 RUSSELC
 who, being duly sworn,
each for himself and not one for the other, did say that the former is the ASST. ULCE PRESIDENT president, and that the latter is the Personally appeared the above named..... ASST UTCE PRESIDENT secretary of THE BANK OF CONTINUENT of the interior is the of said corporation and that said instrument was signed and sealed in be-halt of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Balora me: and acknowledged the foregoing instrument to be ...... voluntary act and deed. Botore me: Maulee C Hasption (OFFICIAL SEAL) Before me: (OFFICIAL SEAL) Notary Public for Gregon LOHSHING 700 (If executed by a corporation, affix corperate seal) Notary Public for Oregon My commission expires: 8-5-93 My commision expires THE BANK OF CALIFORNIA, N.A., AS TRUSTEE STATE OF OREGON, C/O WYNWOOD AGENCY, INC. SS. P. O. BOX 2236, TACOMA, WA 98401 County of ......Klamath GRANTOR'S NAME AND ADDRESS I certify that the within instrument was received for record on the THEODORE & NANCY KEIPER 31st day of Oct., 19.90, 149 Kuulei Road at .11:11. o'clock A. M., and recorded Kailau, HI 96734 Acct: 1890110971 TETE THE AND ADDRESS SPACE RESERVED FOR cording return to page 21853 or as fee/file/instru-ECORDER'S USE ment/microfilm/reception No....22054, Theodore & Nancy Keiper Record of Deeds of said county. 149 Kuulei Road Kailau, HI 96734 Witness my hand and seal of County affixed. Until a change is requested all tax statements shall be sent to the following address. Evelyn Biehn, County Clerk Theodore & Nancy Keiper TITLE -149 Kuulei Road -Kailau, HI 96734 By Dauline Mulendare Deputy \$28.00 Eee.

28<sup>02</sup>