

OK

26502

## 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 Orin Reams and  
Quelle Reams....., 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 22, Lot(s) 18 and 19 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 \$ 12,000.00

~~X However, the entire consideration hereby offered by the undersigned to the State of Oregon shall be in cash, in the sum of \$12,000.00~~  
~~the whole consideration and shall be paid~~ (The sentence between the symbols ① 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 11 day of Feb, 1991;  
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.

STATE OF OREGON.

County of \_\_\_\_\_ } ss.  
 \_\_\_\_\_, 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. TRUSTEE

Kim Cacace  
Asst. Vice Pres.  
Robbin C. Russell  
Asst. Vice President  
OF WASHCO County of KING & Trust Officer

Personally appeared KIM CHASE 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  
ASST VICE PRESIDENT 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 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: Harold C. Hampton  
 Notary Public for Oregon Washington  
 My commission expires: 8-5-93 (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.

Orin and Quelle Reams  
3800 Buckhorn Place  
Virginia Beach, VA 23456

After recording return to:  
Orin and Quelle Reams  
3800 Buckhorn Place  
Virginia Beach, CA 23456

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

Orin and Quelle Reams  
3800 Buckhorn Place  
Virginia Beach, VA 23456  
189011027-22-18

**STATE OF OREGON.**

County of .....Klamath

I certify that the within instrument was received for record on the 4th day of March, 1991, at 11:55 o'clock A.M., and recorded in book/reel/volume No. M91 on page 3858 or as fee/file/instrument/microfilm/reception No. 26502, Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME	TITLE
Evelyn Biehn	County Clerk

By Catherine Mulender Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

**Fee \$28.00**