

OK 27327

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 ERNEST LEFLER and VICKI LEFLER, 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 10, Lot(s) 25 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 \$

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$~~
~~THE WHOLE OF THE ABOVE DESCRIBED PREMISES, TOGETHER WITH ALL THE RIGHTS AND INTERESTS THEREIN, HAVE BEEN RECEIVED BY THE GRANTOR FROM THE GRANTEES, AS TENANTS BY THE ENTIRETY, FOR THE CONSIDERATION OF \$~~
 (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 11 day of March, 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 _____, 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 _____

THE BANK OF CALIFORNIA, N.A. TRUSTEE

Kim Cacace

Asst. Vice Pres.

Trust Officer

Robin C. Russell

Asst. Vice President

Trust Officer

WASHINGTON

STATE OF OREGON, County of KlamathMarch 11, 1991Personally 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 PRESIDENT president and that the latter is theASST. VICE PRESIDENT secretary ofTHE 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:

Maulie C. Hagstrom

Notary Public for Oregon WASHINGTONMy 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

ERNEST & VICKI LEFLER

365 KYLE DRIVE

COPPELL, TX 75019 Acct. 189011027-10-25

GRANTEE'S NAME AND ADDRESS

After recording return to:

ERNEST & VICKI LEFLER

365 KYLE DRIVE

COPPELL, TX 75019

NAME, ADDRESS, ZIP

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

ERNEST & VICKI LEFLER

365 KYLE DRIVE

COPPELL, TX 75019

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 25th day of March, 1991 at 12:35 o'clock P.M., and recorded in book/reel/volume No. M91 on page 5262 or as fee/title/instrument/microfilm/reception No. 27327, Record of Deeds of said county.

Witness my hand and seal of County affixed.

 NAME TITLE

By Evelyn Biehn Deputy

Fee \$28.00