

OK 30853

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 EDWARD YNGVE JOHNSON, SANG OK JOHNSON, husband and wife *, 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 3, Lot(s) 16 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 specificall-ly 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.

* as tenants by the entirety

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

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

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 6th day of June, 1991,

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., AS TRUSTEE
C/O WYNWOOD AGENCY, INC.
P. O. BOX 2236, TACOMA, WA 98401
GRANTOR'S NAME AND ADDRESS

EDWARD & SANG JOHNSON
1623 GARVEY PL.
SAN JOSE, CA 95132
GRANTEE'S NAME AND ADDRESS

After recording return to:

EDWARD & SANG JOHNSON
1623 GARVEY PL.
SAN JOSE, CA 95132
189011027-03-16 NAME, ADDRESS, ZIP

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

EDWARD & SANG JOHNSON
1623 GARVEY PL.
SAN JOSE, CA 95132
NAME, ADDRESS, ZIP

189011027-03-16

THE BANK OF CALIFORNIA, N.A. TRUSTEE

Kim Cacace
Vice President
William J. McCrea
Asst Vice President
June 6, 1991

Personally appeared _____ and _____ who, being duly sworn, each for himself and not for the other, did say that the former is the Vice President and the latter is the Asst Vice President of California _____ of The Bank _____ 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:
Notary Public for Oregon
My commission expires: 8-5-93

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____ Klamath _____ ss.

I certify that the within instrument was received for record on the 19th day of _____ June _____, 19____, at 9:28 o'clock A.M., and recorded in book/reel/volume No. _____ M91 on page _____ as fee/file/instrument/microfilm/reception No. 30853, 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