

OK

32416

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 JOHN C. RUANE AND JULIA M. RUANE, Tenants in Common by Entirety, 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 thereto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Block 3, Lot(s) 27 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 \$6,600.00

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 17 day of June, 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 Capace

Kim Capace

Washington

STATE OF OREGON, County of _____

June 17, 1991

Personally appeared _____

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn,

VICE president and that the latter is the _____

Asst. Vice Pres.

THE 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:

Maureen C. Hapthorn

Notary Public for Oregon

My 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

John & Julia Ruane

15205 Callexico Lane, Woodbridge, VA 22193

GRANTEE'S NAME AND ADDRESS

After recording return to:

JOHN & JULIA RUANE

15205 Callexico Lane, Woodbridge, VA 22193 189011027-03-27

NAME, ADDRESS, ZIP

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

John & Julia Ruane

15205 Callexico Lane

Woodbridge, VA 22193

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ Klamath _____

I certify that the within instrument was received for record on the

26th day of July, 1991,

at 9:35 o'clock A.M., and recorded

in book/reel/volume No. M91 on

page 14596 or as fee/file/instrument/microfilm/reception No. 32416,

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By D. Audine M. Mueland, Deputy

Fee \$28.00