

**38153**

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by \_\_\_\_\_, ~~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:

pertaining, situated in the County of \_\_\_\_\_, Block 9, Lot(s) 4 and 5 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 with grantees and the heirs of the survivor and their assigns, that grantor

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 \$ 12,000.00

the whole of the consideration paid for this transfer (The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.)

part of the consideration paid for this transfer and where the context so requires, the singular includes the plural and all grammatical

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.

\_\_\_\_\_ the transferor has executed this instrument this 13 day of November, 1991;

In Witness Whereof, the grantor has executed this instrument this 13 day of NOVEMBER, 1971,  
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 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 .....

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 commision expires

THE BANK OF CALIFORNIA, N.A., AS TRUSTEE  
C/O WYNWOOD AGENCY, INC.  
P. O. BOX 2236, TACOMA, WA 98401

Wally R. Nickoli  
2081 West Hadley  
Tuscon, AZ 85705

GRANTEE'S NAME AND ADDRESS

**After recording return to:**

Wally R. Nickoli  
2081 W. Hadley  
Tuscon, AZ 857

NAME, ADDRESS, ZIP

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

Wally R. Nickoli  
2081 West Hadley

2081 West H Audley  
Tuscon, AZ 85705 189011027-09-04  
NAME. ADDRESS. ZIP

NAME ADDRESS, ZIP

THE BANK OF CALIFORNIA, N.A. TRUSTEE

Kim Cacace  
~~B. J. Gunderson~~ B. J. Gunderson  
Vice Pres. & Trust Officer

WASHINGTON  
STATE OF KENTUCKY, County of KING ) ss.  
11-13, 1991

11-13, 1911  
Personally appeared KIM CARACE and  
R J GUNDERSON who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
VICE president and that the latter is the  
VICE PRESIDENT secretary of THE BANK  
OF CALIFORNIA, N.A., a corporation,  
and instrument is the corporate seal

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 ~~District~~ Washington

My commission expires: 8-15-93

(OFFICIAL  
SEAL)

(If executed by a corporation,  
affix corporate seal)

**STATE OF OREGON,**

County of ..... Klamath

I certify that the within instrument was received for record on the 4th day of Dec., 1991, at 8:57 o'clock AM., and recorded in book/reel/volume No. M91 on page 25252 or as fee/file/instrument/microfilm/reception No. 38153. Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk	
NAME	TITLE

By Caroline M. Melander Deputy

Fee \$28.00