

OK 38827

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
KAREN Y. TALER, A SINGLE WOMAN, 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 11, LOT 2 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, RESTRI-
CTIONS, 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 en-
tirety, 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 \$ 6,000.00

~~STANDARD CONVEYANCE CONTRACT, 1988 EDITION, PUBLISHED BY THE NATIONAL ASSOCIATION OF REALTORS, INC., 1300 AVENUE OF THE AMERICANS, SUITE 1000, FALLS CHURCH, VIRGINIA 22046~~
(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 5 day of April, 1990;
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 DE-
SCRIBED 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.

THE BANK OF CALIFORNIA, N.A., AS TRUSTEE
Kim Casace
John C. Russell
WASHINGTON
Robin C. Russell
Trust Officer

STATE OF OREGON,

County of _____, 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 _____

STATE OF OREGON, County of PIERCE, KING ss.
April 5, 1990

Personally appeared KIM CASACE 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
TRUST OFFICER of 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 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:
Maureen C. Hapton
Notary Public for Oregon WASHINGTON
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

KAREN Y. TAYLOR
3113 S ATLANTIC AVENUE
LONG BEACH, CA 90807 189011027-11-02
GRANTEE'S NAME AND ADDRESS

After recording return to:
KAREN Y. TAYLOR
3113 S ATLANTIC AVE.
LONG BEACH, CA 90807

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
KAREN Y. TAYLOR
3113 S ATLANTIC AVENUE
LONG BEACH, CA 90807
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
19th day of Dec., 1991,
at 9:53 o'clock A.M., and recorded
in book/reel/volume No. M91 on
page 26438 or as fee/file/instru-
ment/microfilm/reception No. 38827.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evalyn Biehn, County Clerk
NAME TITLE
By Pauline M. Mulendore, Deputy

Fee \$28.00