

OK

44052

### 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 MIKIO SATO 1/2 interest; RUTH SATO 1/2 interest

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 22, Lot(s) 21 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 \$6,000.00**

However, the whole document is not to be considered as a part of the document. (The sentence between the symbols ①, if not applicable, should be deleted. See QRS 910101)

*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 9 day of January, 1992, 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.

THE BANK OF CALIFORNIA, N.A. TRUSTEE

Kim Cacace  
Vice Pres. & Trust Officer  
Robbie Russell  
Asst. Vice President & Trust Officer

STATE OF OREGON.

County of ..... } ss.  
..... 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**

WASHINGTON  
STATE OF OREGON, County of KING  
January 9, 1992

Personally appeared KIM CACARE and  
ROBIN C. RUSSELL 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

ASST. VICE PRESIDENT, Secretary of  
THE BANK OF CALIFORNIA, a corporation,  
and that the seal attixed 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;  
*Mauler C. Hagston*  
 Notary Public for ~~District~~ 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.

Mikio and Ruth Sato 189011027-22-21  
381 Kiele St.  
Wailuki, HI 96793

**After recording return for:**

Mikio and Ruth Sato  
381 Kiele St.  
Wailuku, HI 96793

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

Mikio and Ruth Sato  
381 Kiele St.  
Wailuki, HI 96793

STATE OF OREGON.

County of \_\_\_\_\_ Klamath

I certify that the within instrument was received for record on the 27th day of April, 1992, at 12:33 o'clock P.M., and recorded in book/reel/volume No. M92 on page 8950 or as fee/file/instrument/microfilm/reception No. 44052. Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

.....Evelyn Biehn.....County Clerk.....  
NAME TITLE

By Charles F. Neelander Deputy

Fee \$30.00