716-WARRANTY DEED (Individual or Corporate) (Gran toos or Tonante by Gurety) FORM No. Vol.m92 Pace15108 0K 47340 KNOW ALL MEN BY THESE PRESENTS, That ... THE BANK OF CALIFORNIA, N.A., as Trustee hereinafter called the grantor, for the consideration hereinalter stated to the grantor paid by TERUMA N. SATO and KENNETH J. NISHIDA , horstword with hereinalter 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: in Mt. Scott Meadows Subdivision, Tract No. 1027, Block 11 , Lot(s) 8 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 8 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. HE SPALE 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 granter 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 the well of a remain the sector of the sector of the sector of the symbols $\hat{\oplus}$, it not applicable, should be delated. See ORS 93.030.) In construing this deed and wher: 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 day of if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto hy THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE. SCRIEED IN THIS INSTRUMENT IN VIOLATION OF APFLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACGURING FRE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. Wishington OF STATE OF OREGON, anty of STATE OF CREATE County of 2110)ss. JUNE 299 19 97 Personally appeared JAMICE MDIMEICLE HOP and MICHAEL & URAMIZAM who, being duly sworn, County of each for himself and not one for the other, did say that the former is the Personally appeared the above named UICE and that the seal allized to the foregoing instrument is the corporation, and that the seal allized to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be-hall 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 rep: and acknowledged the foregoing instrument to be woluntary an and deed. Before me: Betore ma Janoton topy chai (OFFICIAL Vaulee C NOTARY PUBLIC SEAL) Notary Public for Examination Notery Public for Oregon execuState of Washington My commision expires My vocumission expires: MARILEE C. HAGSTROM Contribusion Excites August 5, 1993 THE BANK OF CALIFORNIA, N.A. STATE OF O C/O Wynwood Agency, Inc. P. O. BOX 2236, TACOBA, WA 98401 GRANTOR'S NAME AND ADDRESS I certify that the within instru-Teruma Sato/Kenneth Nishida ment was received for record on the 571 S. Estes St. 10th day of July 19 92 Lakewood, CO 80226 at 3:10 o'clock . P. M., and recorded GRANTEL'S NAME AND ADDRES SPACE RESERVED in book/reel/volume No... M92...... on After moording return te: FOR page 15108 or as fee/file/instru-Teruma Sato/Kenneth Nishida RECORDER'S USE ment/microfilm/reception No....47340, 571 S. Estes St. Record of Deeds of said county. Lakewood, CO 80226 Witness my hand and seal of NAME, ADDRESS, 210 County affixed. the intervented all tax statements shall be seen to the following address Terupa Sato/Kenneth Nishida Evelyn Biehn, County Clerk. 571 S. Estes St. Lakewood, CO 80226 By Caulener Huckenstele Deputy 189011027-11-08 Fee \$30.00

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