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WARRANTY DEED-TENANTS BY ENTIRETY VOL M95

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by THEODORE JOHN KEIPER & NANCY ELIZABETH WUEST KEIPER, jt tenantsband and wite, 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:

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Page 31885

aka Mt. Scott Pines Block <u>17</u>, Lot <u>9</u>, 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 \$ 10,000.00

RECEIVER, SINA DERIGI CONTRACTOR CONT the whole the whole the second state of the second between the symbols 0, 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. 3 day of Sept., 1995, 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.

STATE OF OREGON,

County of

Personally appeared the above named.....

.....

.....and acknowledged the foregoing instrument to bevoluntary act and deed.

Belore me:

SEAL)

35.24

(OFFICIAL Notary Public for Oregon My commision expires

THE BANK OF CALLFORNIA, N.A. C/O Wynwood Agency, Inc.	1
P. O. Box 2236	
Tacoma, Washington 98401	·•••
GRANTOR'S NAME AND ADDRESS	
THEODORE & NANCY KEIPER 1890217-09	
149 Kuulei Rd.	[
Kailua, HI 96734	••• ••
After recording return to:	SPACE RESI
THEODORE & NANCY KEIPER	FOR RECORDER'S
149 Kuulei Rd.	•••
Kailua, HI 96734	
NAME, ADDRESS, ZIP	"
Until a change is requested all tax statements shall be sent to the following address	-
THEODORE & NANCY KEIPER	1
149 Kuulei Rd.	
Kailua, HI 96734	

NAME, ADDRESS, ZIP

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Vice President	Added the Bank of

THE BANK OF CALIFORNIA, N.A.

stotethey/of The Bank of California, N.A., a corporation, and that the seal affired to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be-halt of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

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<i>[Nota</i>	ry Public for Washi	Ington
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		Record of Deeds of said county.
		Witness my hand and seal of
		County affixed.
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		By Deputy

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