

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 SACHIKO IZUMIZAKI, 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:

Block 1, Lot(s) 9 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.

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

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 25 day of March, 1996, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized therein 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., as Trustee Kim Cacace Vice President Robin C. Russell Secretary

STATE OF OREGON, County of Klamath, 1996

STATE OF OREGON, County of King, March 25, 1994 Personally appeared Kim Cacace and Robin C. Russell who, being duly sworn, each for himself and not on for the other, did say that the former is the Sr. Trust Officer & Vice president and that the latter is the Vice President & T.O. of The Bank of California, N.A.

Personally appeared the above named and acknowledged the foregoing instrument to be voluntary act and deed.

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 full of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon My commission expires

Notary Public for Washington My commission expires: 8/5/97

THE BANK OF CALIFORNIA, N.A. C/O Wynwood Agency, Inc. P.O. Box 2236, Tacoma, WA 98401 189011027-01-09 Sachiko Izumizaki 1629 Wilder Avenue Honolulu, HI 96822

STATE OF OREGON, County of Klamath I certify that the within instrument was received for record on the 10th day of December, 1996, at 10:39 o'clock A.M., and recorded in book/reel/volume No. M96 on page 38437 or as fee/file/instrument/microfilm/reception No 29709, Record of Deeds of said county. Witness my hand and seal of County affixed. Bernetha G. Latsch, Co. Clerk. By Kaela R. Deputy