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93 DEC 29 AM 02

Vol. 1198 Page 47414

RECORDING REQUESTED BY

UNION BANK OF CALIFORNIA, NA
475 SANSOME STREET
SAN FRANCISCO, CA 94111

WHEN RECORDED MAIL TO:

DAVID & KIMBERLY RAGAN
216 GREENRIDGE DRIVE
LAKE OSWEGO, OR 97035
Attn:

K53256

DBED

FOR VALUE RECEIVED, UNION BANK OF CALIFORNIA, N.A., as TRUSTEE, formerly known as* ("Grantor") grants to MT. SCOTT PROPERTIES a ("Grantee"), without warranty, express or implied, all that certain real property situated in the City of __ and County of __, State of Oregon described on Exhibit 1 attached hereto and by this reference incorporated herein (the "Property").

*THE BANK OF CALIFORNIA, NA

THE PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO:

- (a) All liens, encumbrances, easements, covenants, conditions, restrictions, reservations, rights and rights of way of record;
- (b) All matters which a correct survey of the Property would disclose;
- (c) All matters which could be ascertained by a physical inspection of the Property;
- (d) Interests of tenants in possession;
- (e) A lien not yet delinquent for taxes for real property and personal property, and any general or special assessments against the Property; and
- (f) Zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting, regulating or relating to the use, occupancy or enjoyment of the Property.

The Grantor executes this instrument solely in its fiduciary capacity and expressly limits the covenants given hereunder to those expressed herein and for itself and its successors in interest disclaims all other covenants, representations and warranties however arising, express, implied or statutory. The Grantor covenants only that it is authorized to make this conveyance in such fiduciary capacity. Any further recourse may be had only against the trust's interest in the property conveyed hereby.

47415

FIRST AMERICAN TITLE INSURANCE COMPANY
422 MAIN STREET
KLAMATH FALLS, OR 97601

RE: ESCROW NO. K-53256-C

THE UNDERSIGNED HANDS YOU A PROPERLY EXECUTED AND NOTARIZED DEED YOU ARE AUTHORIZED
TO RECORD SAID DEED WHEN YOU HAVE THE AMOUNT OF \$1500.00 FOR UNION BANK OF
CALIFORNIA, N.A., THE AMOUNT OF OUR TRUSTEES FEES.

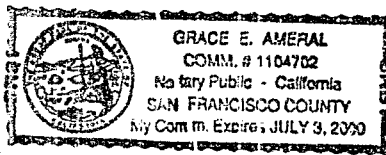

RICHARD HUTSON, VICE PRESIDENT & MANAGER

47416

State of CALIFORNIA
 County of SAN FRANCISCO

On 23 DEC 1998 before me, GRACE E. AMERAL
(DATE) (NAME/TITLE OF OFFICER - e.g. "JANE DOE, NOTARY PUBLIC")
 personally appeared RICHARD C. HULTSON
(NAME(S) OF SIGNER(S))

☒ personally known to me ~~OR~~ ☐ ~~proved to me on the~~
~~basis of satisfactory~~
~~evidence to be the~~
~~person(s) whose name(s)~~
~~is/are subscribed to the~~
~~within instrument and~~
~~acknowledged to me that~~
~~he/she/they executed the~~
~~same in his/her/their~~
~~authorized capacity(ies),~~
~~and that by his/her/their~~
~~signature(s) on the~~
~~instrument the person(s),~~
~~or the entity upon behalf~~
~~of which the person(s)~~
~~acted, executed the~~
~~instrument.~~



(SEAL)

Witness my hand and official seal.

Grace E. Ameral
(SIGNATURE OF NOTARY)

ATTENTION NOTARY

The information requested below and in the column to the right is OPTIONAL.
 Recording of this document is not required by law and is also optional.
 it could, however, prevent fraudulent attachment of this certificate to any
 unauthorized document.

THIS CERTIFICATE
 MUST BE ATTACHED
 TO THE DOCUMENT
 DESCRIBED AT RIGHT:

Title or Type of Document DEED
 Number of Pages 3 Date of Document undated
 Signer(s) Other Than Named Above no others

RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)
☐ INDIVIDUAL(S)
☐ CORPORATE

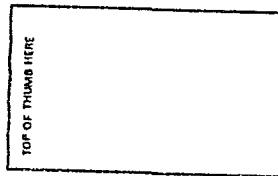
OFFICER(S) _____

☐ PARTNER(S) ☐ LIMITED
☐ GENERAL

☐ ATTORNEY IN FACT
☒ TRUSTEE(S) SUBDIVISION
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
 (Name of Person(s) or Entity(ies))

RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)
☐ INDIVIDUAL(S)
☐ CORPORATE

OFFICER(S) _____

☐ PARTNER(S) ☐ LIMITED
☐ GENERAL

☐ ATTORNEY IN FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
 (Name of Person(s) or Entity(ies))



7 67775 63240 8

47417

EXHIBIT "A"

The following described real property situate in Klamath County, Oregon:

Block 1: Lots 12, 13, 14 and 17
Block 2: Lots 3, 17, 22 and 23
Block 4: Lots 9 and 10
Block 5: Lots 14 and 15
Block 7: Lots 2 and 7
Block 8: Lots 1 and 3
Block 9: Lots 8 and 9
Block 11: Lot 20
Block 12: Lot 10

Block 14: Lots 1, 3, 4
Block 15: Lots 2 and 14
Block 16: Lot 16
Block 17: Lot 12
Block 18: Lots 2, 6 and 14
Block 20: Lot 5
Block 22: Lots 6, 11 and 12
Block 23: Lots 11 and 12
Block 24: Lots 1, 2 and 3

Tract 1027 Mt. Scott Meadow, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 29th day
of December A.D., 1998 at 11:02 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 47414.

FEE \$45.00

By Bernetha G. Letsch, County Clerk
Kathleen Rosal