

RECORDING REQUESTED BY:  
Mt. Scott Properties  
1095 Begier Avenue  
San Leandro, California 94577

200 MAY 12 PM 12:32

WHEN RECORDED MAIL TO:  
Troy and Peggy Baldree  
P. O. Box 372  
Noti, Oregon 97461

RN

DEED

FOR VALUE RECEIVED, UNION BANK OF CALIFORNIA, N.A., As Trustee, formerly known as The Bank of California, NA, grants to Troy and Peggy Baldree, Husband and Wife as Tenants in the entirety, as grantee, without warranty, express or implied, all that certain real property situated in Klamath County, State of Oregon, described as Block 24 Lots 28 and 29, Tract 1027, Mt. Scott Meadows, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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) Interest 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 express 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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 18 day of April, 2000; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

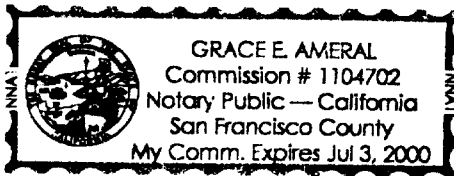
UNION BANK OF CALIFORNIA, N.A.

By: 

State of CALIFORNIA  
County of SAN FRANCISCO

On MAY 1, 2000 before me, GRACE E. AMERAL  
(DATE) (NAME/TITLE OF OFFICER-i.e. "JANE DOE, NOTARY PUBLIC")  
personally appeared RICHARD C. HUTTON  
(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 1 Date of Document 28 APRIL 2000  
Signer(s) Other Than Named Above NO OTHERS

RIGHT THUMBPRINT (Optional)

TOP OF THUMB HERE

CAPACITY CLAIMED BY SIGNER(S)

☐ INDIVIDUAL(S)

☐ CORPORATE

OFFICER(S)

(TITLE)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY IN FACT

☒ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

SIGNER IS REPRESENTING:

(Name of Person(s) or Entity(ies))

MT. SCOTT PROPERTIES

RIGHT THUMBPRINT (Optional)

TOP OF THUMB HERE

CAPACITY CLAIMED BY SIGNER(S)

☐ INDIVIDUAL(S)

☐ CORPORATE

OFFICER(S)

(TITLE)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY IN FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

SIGNER IS REPRESENTING:

(Name of Person(s) or Entity(ies))