

200 AUG 28 PM 3: 09



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

David & Kimberly Ragan

216 Greenridge Drive

Lake Oswego, Oregon 97035

Until a change is requested all tax statements  
shall be sent to the following address:

David & Kimberly Ragan

216 Greenridge Drive

Lake Oswego, Oregon 97035

Escrow No. K55846B

Title No. K55846B

### DEED

FOR VALUE RECIEVED, UNION BANK OF CALIFORNIA, N.A., as Trustee, formerly known as The Bank of California NA, grants to David and Kimberly L. Ragan, as grantee without warranty, express or implied, all that certain real property situated in Klamath County, State of Oregon, described as:

Lots 15 and 16 in Block 17, 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, 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 law ordinances, or governmental regulations restricting, regulating 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 it's successors in interest disclaims all other covenants, representations and warranties however arising, 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 agianst the trust's interest in the property conveyed hereby.

IN WITNESS WHEREOF, the grantor has executed this instrument the 21 day of August, 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., formerly known as  
The Bank of California NA, as Trustee for Mt. Scott Properties

By: 

State of )  
          )ss  
County of )

This instrument was acknowledged before me on \_\_\_\_\_, 2000 by Richard Hutson, Vice President and Manager of Union Bank of California, N.A.

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public for California

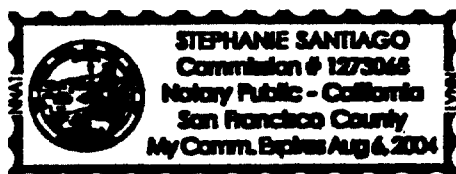
SEE ATTACHED NOTARIAL CERTIFICATE

K26-

State of California  
County of SAN FRANCISCO

On August 21, 2000 before me, Stephanie Santiago Notary Public  
(DATE) (NAME/TITLE OF OFFICER - I.E. "JANE DOE, NOTARY PUBLIC")  
personally appeared Richard HUTSON  
(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.



Witness my hand and official seal.

(SEAL)

Stephanie Santiago  
(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 August 21, 2000  
Signer(s) Other Than Named Above No other signer

RIGHT THUMBPRINT (Optional)

TOP OF THUMB HERE

CAPACITY CLAIMED BY SIGNER(S)

☐ INDIVIDUAL(S)

☐ CORPORATE

OFFICER(S)

(TITLE(S))

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY IN FACT

☒ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

SIGNER IS REPRESENTING:

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

Mr. Scott

Properties

RIGHT THUMBPRINT (Optional)

TOP OF THUMB HERE

CAPACITY CLAIMED BY SIGNER(S)

☐ INDIVIDUAL(S)

☐ CORPORATE

OFFICER(S)

(TITLE(S))

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY IN FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

SIGNER IS REPRESENTING:

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

State of Oregon, County of Klamath  
Recorded 08/28/00, at 3:09 p.m.  
In Vol. M00 Page 31477  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>