

'02 JUN 18 AM 10:11

Vol M02 Page 35332

RECORDING REQUESTED BY:

Mt. Scott Properties  
1095 Begier Avenue  
San Leandro, California 94577

State of Oregon, County of Klamath

Recorded 06/18/2002 10:11 a m.

Vol M02, Pg 35332-34

Linda Smith, County Clerk

Fec \$ 31.00 # of Pgs 3

WHEN RECORDED MAIL TO:

Garet Tanaka and Darlene Kazama  
95-408 Waia Loop  
Mililam, HI 96789

DEED

FOR VALUE RECEIVED, UNION BANK OF CALIFORNIA, N.A., as Trustee, formerly known as The Bank of California, NA, grants to Garet Tanaka and Darlene Kazama, tenants in common, as grantee, without warranty, express or implied, all that certain real property situated in Klamath County, State of Oregon, described as Block 17 Lot 1 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 :

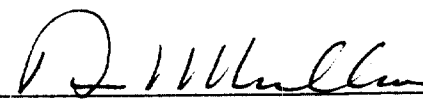
- (a) All liens, encumbrances, easements, covenants, conditions, restrictions, reservations, rights, and rights of way of record;
- (b) All matters which a correct survey of the property would disclose;
- (c) All matters which could be ascertained by a physical inspection of the Property;
- (d) Interest 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 29 day of May, 2002; 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:  RICHARD C. HUTSON  
VICE PRESIDENT

By:   
BRIAN T. MULLINS  
VICE PRESIDENT

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

35333

State of California

County of SAN FRANCISCO

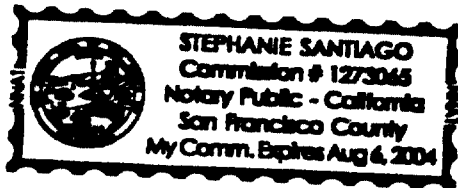
SS.

On MAY 29, 2002, before me, STEPHANIE SANTIAGO, Notary Public,  
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)  
 personally appeared RICHARD HUTSON and BRIAN T. MULLINS,  
Name(s) of Signer(s)

☒ personally known to me

☐ ~~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.



Place Notary Seal Above

WITNESS my hand and official seal.

Stephanie Santiago  
Signature of Notary Public

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: Deed

Document Date: May 29, 2002

Number of Pages: 1

Signer(s) Other Than Named Above: No other signers

### Capacity(ies) Claimed by Signer

Signer's Name: Richard Hutson and Brian T. Mullins

☐ Individual

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☒ Trustees

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: Union Bank of California, N.A.

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

**QUIT CLAIM DEED**

35334

**THIS DEED**, made this 5<sup>th</sup> day of APRIL,  
19 99, between

**Garet Tanaka, a single man**

of the County of Honolulu and the State Hawaii, grantor and

**Darlene M. Kazama, a single woman**

whose legal address is

95-408 Waia Loop

Mililani, Hawaii 96789


of the County of Honolulu and State of Hawaii, grantee.

**WITNESSETH**, That the Grantor(s), for and in consideration of the sum of Ten DOLLARS and Other Good and Valuable Considerations, the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold, conveyed and **QUIT CLAIMED**, and by these presents do remise, release, sell, convey and **QUIT CLAIM** unto the grantee(s), its heirs, successors, and assigns, forever, all the right, title, interest, claim and demand which the grantor(s) have in and to the real property, together with improvements, if any, situate, lying and being in the County of Klamath and the State of Oregon, described as follows:

Block 17, Lot 1, Mt. Scott Meadows Subdivision, Tract No. 1027, aka Mt Scott Pines, in the County of Klamath, State of Oregon, as per map recorded in the office of the County Recorder of said County.

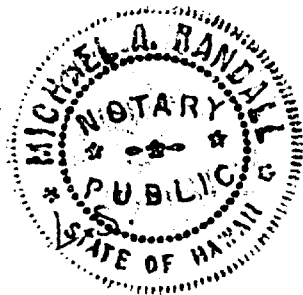
**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s), its heirs and assigns forever.

**IN WITNESS WHEREOF**, The grantor(s) have executed this deed on the date set forth above.

  
\_\_\_\_\_  
Garet Tanaka  
\_\_\_\_\_  
\_\_\_\_\_

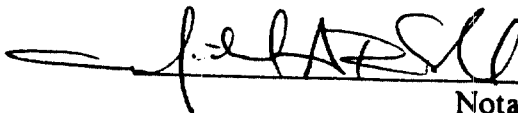
STATE OF HAWAII )

CITY &  
COUNTY OF HONOLULU ) ss.  
)



The foregoing instrument was acknowledged before me in the County of Honolulu  
State of Hawaii, this 5<sup>th</sup> day of APRIL, 19 99, by  
GARET TANAKA

My commission expires OCTOBER 14, 19 99, Witness my hand and official seal.



Notary Public, STATE OF HAWAII

Return: The Land Co.  
834 Kilani Ave. Ste.205  
Wahiawa, Hi. 96786

87-2270 FARRINGTON HWY, WAIANAE, HI 96792  
Address

State of Oregon, County of Klamath  
Recorded 7/26/99, at 2:57 p.m.  
In Vol. M99 Page 29734  
Linda Smith,  
County Clerk Fee \$ 30 - KL