

RECORDING REQUESTED BY:

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

State of Oregon, County of Klamath

Recorded 07/02/2002 8:49 a. m.

Vol M02, Pg 37857-58

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

WHEN RECORDED MAIL TO:

Ronald G. Cox and Michelle M. Cox
117 Kaluamoo Street
Wailua, HI 96734

DEED

FOR VALUE RECEIVED, UNION BANK OF CALIFORNIA, N.A., as Trustee, formerly known as The Bank of California, NA, grants to Ronald G. Cox and Michelle M. Cox, tenants by the entirety, as grantee, without warranty, express or implied, all that certain real property situated in Klamath County, State of Oregon, described as Block 17 Lot 13 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 :

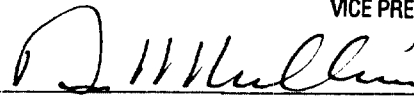
- (a) All liens, encumbrances, easements, covenants, conditions, restrictions, reservations, rights, and rights of way of record;
- (b) All matters which a correct survey of the property would disclose;
- (c) All matters which could be ascertained by a physical inspection of the Property;
- (d) Interest 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

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 DocumentTitle or Type of Document: DEEDDocument Date: MAY 29, 2002 Number of Pages: 1Signer(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☒ Trustee s☐ Guardian or Conservator☐ Other: _____Signer Is Representing: UNION BANK OF CALIFORNIA, N.A.

RIGHT THUMBPRINT OF SIGNER
Top of thumb here