

'02 SEP 13 AM 8:59

1-

Vol M02 Page 52087

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

State of Oregon, County of Klamath
Recorded 09/13/2002 8:59 a. m.
Vol M02, Pg 52087-88
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

pk WHEN RECORDED MAIL TO:
Jack and Judith Beckman
1726 Huna Street, #114
Honolulu, HI 96816

DEED

FOR VALUE RECEIVED, UNION BANK OF CALIFORNIA, N.A., As Trustee, formerly known as The Bank of California, NA, grants to Jack and Judith Beckman, Husband and Wife, tenants by the Entity, as grantee, without warranty, express or implied, all that certain real property situated in Klamath County, State of Oregon, described as Block 17 Lot 20 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 :

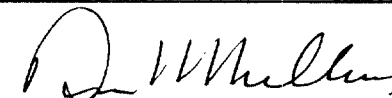
- (a) All liens, encumbrances, easements, covenants, conditions, restrictions, reservations, rights, and rights of way of record;
- (b) All matters which a correct survey of the property would disclose;
- (c) All matters which could be ascertained by a physical inspection of the Property;
- (d) Interest 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 23rd day of July, 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

26

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

San Francisco

} ss.

On July 23, 2002

Date

, before me, Stephanie Santiago, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

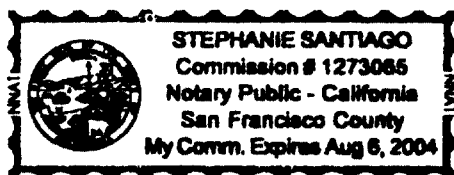
personally appeared

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: Deed - Block 17 Lot 20 Tract 1027 of Mt. Scott meadowsDocument Date: July 23, 2002Number 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☒ Trustee☐ Guardian or Conservator☐ Other: _____
 RIGHT THUMBPRINT
 OF SIGNER
 Top of thumb here
Signer Is Representing: Union Bank of California, N.A.