

RECORDING REQUESTED BY:

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

State of Oregon, County of Klamath
Recorded 1210/2002 8:47 a m.
Vol M02, Pg 71529-30
Linda Smith, County Clerk
Fee \$ 2600 # of Pgs 2

WHEN RECORDED MAIL TO:

PK:
John E. Wooten
P. O. Box 484
Arizona City, AZ 85223

DEED

FOR VALUE RECEIVED, UNION BANK OF CALIFORNIA, N.A., As Trustee, formerly known as The Bank of California, NA, grants to John E. Wooten and Loida V. Wooten, husband and wife, Joint tenants as grantee, without warranty, express or implied, all that certain real property situated in Klamath County, State of Oregon, described as Block 12 Lot 5 Tract 1027, Mt. Scott Meadows, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax ID - Klamath Co. - R81315

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 4 day of Dec, 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* RICHARD C. HUTSON
VICE PRESIDENT

By: *Brian T. Mullins*
BRIAN T. MULLINS
VICE PRESIDENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of San Francisco } ss.

On December 4, 2002, before me, Stephanie Santiago, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Richard C. 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: December 4, 2002 Number of Pages: 1

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

Capacity(ies) Claimed by Signer

Signer's Name: Richard C. 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.

