Vol_M02_Page_71529

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

WHEN RECORDED MAIL TO:
John E. Wooten
P. O. Box 484
Arizona City, AZ 85223

State of Oregon, County of Klamath Recorded 1210/2002 8:47 a m. Vol M02, Pg 7/5 24-30 Linda Smith, County Clerk Fee \$ 7 6 Pgs 7

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 warrenty, 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
- (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 preperty, 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, accupancy 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 convenants 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 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.

RICHARD C. HUTSON

By: / Wullen

BRIAN T. MULLINS VICE PRESIDENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

Detember 4, 2002, before me, Stephanie Santiego, Ustara Public Pale and Title at Ollice (e.g.* Jame Dos. Neight Public) ersonally appeared Richard C. Hutson And Brian T. Mullins Name and Title at Ollice (e.g.* Jame Dos. Neight Public) Personally known to me proved to me on the bacic of satisfaction of subscribed to the within instrument as acknowledged to me that person(s) whose name(s) is subscribed to the within instrument as acknowledged to me that person(neigh) execute the same in pissipher(their) authorized capacity(ies), and that by pissipher(their) authorized capacity(ies), and that by pissipher(their) authorized acted, executed the instrument. STEPHANIE SANTIAGO Commission behalf of which the person(s), the entity upon behalf of which the person(s). WITNESS my hand and official seal. WITNESS my han	State of California)
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