

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

State of Oregon, County of Klamath  
Recorded 01/14/2004 8:39 a m  
Vol M04 Pg 2173-4  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

WHEN RECORDED MAIL TO:  
Charlene and Brian Uenu  
P. O. Box 608  
Waimea, HI 96796

DEED

FOR VALUE RECEIVED, UNION BANK OF CALIFORNIA, N.A., As Trustee, formerly known as The Bank of California, NA, grants to Charlene and Brian Ueno, husband and wife, tenants by their entirety, as grantee, without warranty, express or implied, all that certain real property situated in Klamath County, State of Oregon, described as Block 11 Lot 7 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 31 day of Dec., 2003; 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

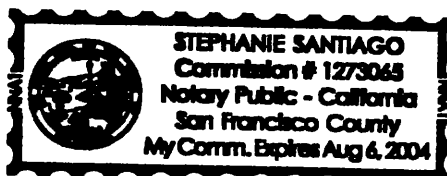
By:  MARK J. OTTMAN  
VICE PRESIDENT

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF California )  
COUNTY OF San Francisco )

On December 31, 2003, before me, Stephanie Santiago, a Notary Public, personally appeared Richard C. Hutson and Mark J. Ottman personally known to me ~~(or 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~~ signatures on the instrument the persons, or the entity upon behalf of which the person(s), acted, executed the instrument.

WITNESS my hand and official seal.



Stephanie Santiago  
(Signature of Notary Public)