

04 MAY 17 AM 8:54

1-800-377-6094 - tax office

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

State of Oregon, County of Klamath
Recorded 05/17/2004 8:54 a.m.
Vol M04 Pg 30311-12
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WHEN RECORDED MAIL TO:
Chris Larson
231 De Street
Kihei, HI 96753

DEED

FOR VALUE RECEIVED, UNION BANK OF CALIFORNIA, N.A., As Trustee, formerly known as The Bank of California, NA, grants to Chris Larson, a single man, as grantee, without warranty, express or implied, all that certain real property situated in Klamath County, State of Oregon, described as Block 23 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 11 day of May, 2004; 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: 

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

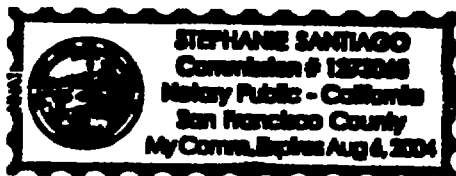
County of SAN FRANCISCO

} ss.

On MAY 11, 2001, before me, STEPHANIE SANTIAGO, Notary Public,
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)
 personally appeared RICHARD HULTSON,
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; RICHARD LARSON; BLOCK 23, LOT 20Document Date: MAY 11, 2001 Number of Pages: 1Signer(s) Other Than Named Above: NO OTHER SIGNERS**Capacity(ies) Claimed by Signer**Signer's Name: RICHARD HULTSON

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☒ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: UNION BANK OF CALIFORNIA, NA.