

RECORDING REQUESTED BY:

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

State of Oregon, County of Klamath

Recorded 08/16/04 8:18 a m

Vol M04 Pg 53527-28

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

WHEN RECORDED MAIL TO:

RY
Helen Thomson
201 Kiowa Dr. West
Lake Kiowa, Texas 76240

DEED

FOR VALUE RECEIVED, UNION BANK OF CALIFORNIA, N.A., As Trustee, formerly known as The Bank of California, NA, grants to Helen Thomson, a single women, as grantee, tenants by the entirety, without warrenty, express or implied, all that certain real property situated in Klamath County, State of Oregon, described as Block 21 Lot 3 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 preperity, 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 22 day of July, 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: *R. Hutson* **RICHARD C. HUTSON**
VICE PRESIDENT

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

26

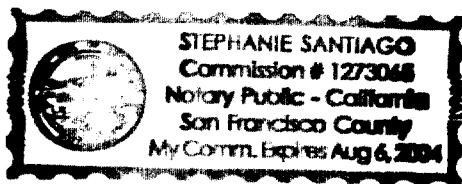
State of California

County of San Francisco

} ss.

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT**On July 22, 2004, before me, Stephanie Santiago,
Date Printed Name of Notary Publicpersonally appeared Richard C. Hutson and Brian T. Mullins,
Printed Name(s) of Signer(s)☒ personally known to me - or -☐ proved to me on the basis of satisfactory evidence:☐ form(s) of identification☐ credible witness(es)

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.



(Seal)

WITNESS my hand and official seal.

Signature of Notary Public

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Deed

Block 21; Lot 3; Tract 1027; Mt. Scott Meadowscontaining 1 pages, and dated July 22, 2004

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-Fact
☐ Corporate Officer(s)

Title(s):

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☒ Trustee(s)
☐ Other:

representing: Union Bank of California, N.A.

Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

- ☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)
☐ Other