

RECORDING REQUESTED BY;
Mt. Scott Properties
1095 Beiger Avenue
San Leandro, California 94577-3023

State of Oregon, County of Klamath
Recorded 01/27/05 9:09 a. m
Vol M05 Pg 06005-6
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WHEN RECORDED MAIL TO:

Dennis M. Casar
3278 Olu Street
Honolulu, HI 96896

DEED

FOR VALUE RECEIVED, UNION BANK OF CALIFORNIA, N.A., As Trustee, Formerly known as The Bank of California, N.A. grants to Dennis M. Caasar, a grantee, tenant by the entirety, without warrenty, express or implied, all that certain real property situated in Klamath County, State of Oregon, described as Block 12 Lots 2 and 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, 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 properth 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 indtrument solely in its fiduciary capacity and expressly limites rhe covenants given hereunder to those express herein and for itself and its successors in interest disclaims all other covenants, representations 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 trusts interest in the property conveyed hereby.

IN WITNESS WHEREOF, the grantor has executed this instrument this day of 2004; if grantor is 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: [Signature] RICHARD C. HUNT
VICE PRESIDE.

By: [Signature] MARK J OTTMAN
VICE PRESIDENT

26 ✓

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA,)
COUNTY OF San Francisco)

On December 6, 2004 , before me, Stephanie Santiago
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 signature(s) on the instrument the person(s), or the entity upon behalf of which
the person(s), acted, executed the instrument.

WITNESS my hand and official seal.



Stephanie Santiago