

05 AUG 2 AM 0:53

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

State of Oregon, County of Klamath
Recorded 08/02/05 8:58A m
Vol M05 Pg 60204-05
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2

WHEN RECORDED MAIL TO:

Louann Barnes
P. O. Box 808
Los Altos, CA 93441

olivos

DEED ✓

FOR VALUE RECEIVED, UNION BANK OF CALIFORNIA, N.A. As Trustee, Formerly known as The Bank of California, N.A., grants to Louann Barnes, a single woman, as grantee, tenant by the entirety, without warranty, express or implied, all that certain real property situated Klamath County, State of Oregon, described as Block 4 Lot 2 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 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 here under 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 21 day of July 2005; 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 G. HUTTON
VICE PRESIDENT

By: [Signature] BRIAN T. MULLINS
VICE PRESIDENT

26v

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA,)
COUNTY OF San Francisco)

On July 21, 2005, before me, Stephanie Santiago
Notary Public, personally appeared Richard C. Hutson and Brian T. Mullins
(personally known ~~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
Stephanie Santiago

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