

M06-04527

Klamath County, Oregon

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Pages 2 Fee: \$26.00

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

WHEN RECORDED MAIL TO:

Dwight and Marilyn Kahoochandhand
1055 14th Avenue
Honolulu, HI 96816

DEED

FOR VALUE RECEIVED, UNION BANK OF CALIFORNIA, N.A., As Trustee, Formerly known as The Bank of California, N.A. grants to Dwight and Marilyn Kahoochandhand, husband and wife, grantee, tenant by the entirety, without warranty, express or implied, all that certain real property situated in Klamath County, State of Oregon, described as Block 3 Lot 10 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 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 trust's interest in the property conveyed hereby.

IN WITNESS WHEREOF, the grantor has executed this instrument this 21 day of January 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:  **RICHARD C. HUTSON**
VICE PRESIDENT

By: 

BRIAN T. MULLIGAN
VICE PRESIDENT

State of California

County of San Francisco

SS.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On January 21, 2005, before me, Stephanie Santiago,
Date Printed Name of Notary Public

personally 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.

WITNESS my hand and official seal.



Stephanie Santiago
Signature of Notary Public

(Seal)

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
(Mt. Scott Meadows, Block 3, Lot 10, Tract 1027),
containing 1 pages, and dated January 21, 2005

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