

2007-001150

Klamath County, Oregon



00013431200700011500020024

01/23/2007 09:56:14 AM

Fee: \$26.00

CONSIDERATION FOR BL. 23, LOT 20-21 - 12000.00

RECORDING REQUESTED BY:

Mt. Scott Properties  
1095 Beiger Avenue  
San Leandro, California 94577-3023

WHEN RECORDED MAIL TO:

Chris E. Larson and ~~KATHLEEN~~ K. McShane  
231 OE Street  
Klamath, Hi 96753

Kithel Hi 96753

DEED

FOR VALUE RECEIVED, UNION BANK OF CALIFORNIA, N.A., As Trustee, Formerly known as The Bank of California, N.A. grants to Chris E. Larson, a unmarried man and ~~KATHLEEN~~ K. McShane, a unmarried woman, grantee tenant by the entirety, without warranty or implied, all that certain real property, situated Klamath County, State of Oregon, described as Block 23, Lot 20-21 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 lien, 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 law 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 trusts interest in the property conveyed hereby.

IN WITNESS WHEREOF, the grantor has executed this instrument this 14<sup>th</sup> day of December, 2006, if grantor is corporation, it has caused its name to be signed and is 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:

By:

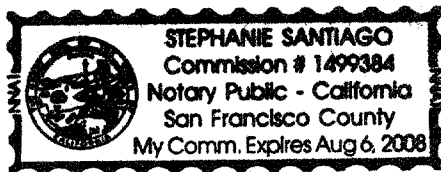
BRIAN T. MULLINS  
VICE PRESIDENT

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA, )  
COUNTY OF San Francisco )

On December 14, 2006 before me, Stephanie Santiago  
Notary Public, personally appeared Mark J. Ottman 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