

2008-002706

Klamath County, Oregon



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03/04/2008 10:04:27 AM

Fee: \$26.00

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

WHEN RECORDED MAIL TO:

John and Margaret Krutzler
P. O. Box 9567
Breckenridge, Co. 80414

DEED

FOR VALUE RECEIVED, UNION BANK OF CALIFORNIA, N.A., As Trustee, Formerly known as The Bank of California, N.A. grants to John and Margaret Krutzler, Husband and Wife grantee, tenant by the entirety, without warranty or implied, all that certain real property, situated Klamath County, State of Oregon, described as Block 26, Lot 5, 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 10 day of August, 2008, 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: Mark J. Ottman MARK J. OTTMAN
VICE PRESIDENT

By: Brian T. Mullins

BRIAN T. MULLINS
VICE PRESIDENT

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA,)
COUNTY OF San Francisco)

On August 15, 2006 before me, Stephanie Santiago
Notary Public, personally appeared Brian T. Mullins and Mark J. Ottman (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