

2008-016597

Klamath County, Oregon



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12/17/2008 03:17:57 PM

Fee: \$26.00

RECORDING REQUESTED BY;

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

WHEN RECORDED MAIL TO:

Joseph R. Weldon
4211 Waialae Avenue, #30 ,
Honolulu, HI 96816

151 1317835

DEED

FOR VALUE RECEIVED, UNION BANK OF CALIFORNIA, N.A. As Trustee, Formerly known as The Bank of California, N.A., grants to Joseph R. Weldon, a single person, 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 3 Lot 22, 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 22 day of August 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: R. Hutson RICHARD C. HUTSON
VICE PRESIDENT

By: Brian T. Mullins

BRIAN T. MULLINS
VICE PRESIDENT

FW

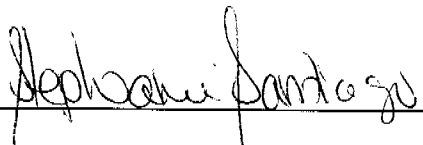
CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA,)
COUNTY OF San Francisco)

On August 22, 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