

Recording Requested by
AND WHEN RECORDED MAIL TO

Union Bank, N.A.
Attn: Mark Ottman
350 California St., Suite 1720
San Francisco, CA 94104

MAIL TAX STATEMENT TO
James D. and Kyu C. Beirne
11328 Nancyann Way
Fairfax, VA 22030-5547

2012-008552
Klamath County, Oregon



08/06/2012 09:20:53 AM

Fee: \$37.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

For no consideration, \$0.00 DEED

FOR VALUE RECEIVED, UNION BANK, N.A., As Trustee, formerly known as The Bank of California, N.A., grants to James D. and Kyu C. Beirne, as grantee, without warranty, express or implied, all that certain real property situated in Klamath County, State of Oregon, described as Block 16 Lot 11 and Lot 12, Tract 1027, Mt. Scott Meadows, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Tax Acct #:R82993 APN: R-3107-012A0-08700-000 & Tax Acct #:R83000 APN:R-3107-012A0-08600-000

THE PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO: a) All liens, encumbrances, easements, covenants, 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) Interests 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 expressed herein and for itself and its successors in interest disclaims all other covenants, representations and warranties 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 16th day of July, 2012. The grantor is a corporation, which it has caused its name to be signed by the officers below who are duly authorized to do so by order of its board of directors.

UNION BANK, N.A., formerly known as The Bank of California, N.A.

By: [Signature]
Mark Ottman, Vice President

By: [Signature]
Heather Fairfull, Senior Vice President

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA,
COUNTY OF San Francisco

On July 16, 2012 before me, Stephanie Santiago Notary Public, personally appeared Heather Fairfull and Mark Ottman who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within Instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons, acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]
Stephanie Santiago