

2015-007146

Klamath County, Oregon



00172186201500071460020027

07/01/2015 11:30:26 AM

Fee: \$47.00

RECORDING REQUESTED BY:

Mt. Scott Properties
1095 Begier Avenue
San Leandro, California 94577

WHEN RECORDED MAIL TO:

Gerald and Angela Smith
87-127 Liliana Street
Maile, HI 96792

and taxes

DEED

FOR VALUE RECEIVED, UNION BANK OF CALIFORNIA, N.A., As Trustee, formerly known as The Bank of California, NA, grants to Gerald and Angela Smith, husband and wife, tenants by their entirety, as grantee, without warranty, express or implied, all that certain real property situated in Klamath County, State of Oregon, described as Block 12 Lot 4 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, 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) 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 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 *19* day of *Jan*, 2004; if grantor is a 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:  **EDWARD B. SMITH**
VICE-PRESIDENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF California)
COUNTY OF San Francisco)

On January 20, 2004, before me, Stephanie Santiago, a Notary Public, personally appeared Richard C. Hutson and Edward B. Smith personally known to me ~~(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 signatures on the instrument the persons, 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)