

2010-005544

Klamath County, Oregon



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05/11/2010 10:01:24 AM

Fee: \$47.00

## **COVER PAGE FOR OREGON DEEDS**

**Grantor:** John N. Mumford and Terrie A. Mumford, husband and wife, as community property

**Grantor's Mailing Address:** 11628 Overland Drive, Klamath Falls, Oregon 97603

**Grantee:** John Nathan Mumford and Terrie Adair Mumford, as Trustees of The John Nathan Mumford and Terrie Adair Mumford Joint Living Trust

**Grantees Mailing Address:** 11628 Overland Drive, Klamath Falls, Oregon 97603

**Type of Document to be Recorded:** QUITCLAIM DEED

**Consideration:** The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

**Prior Recorded Document Reference:** Grant Deed: Recorded April 15, 1998; Book M98, Page 12436, Doc. No. 56428

**Situs Address:** 11628 Overland Drive  
Klamath Falls, Oregon 97603

**Tax Account Number:** R625648

**Until a change is requested, all Tax Statements shall be sent to the following address:**

John Nathan Mumford, Trustee, et al  
11628 Overland Drive  
Klamath Falls, OR 97603

**After Recording Return To:**

uDeed, LLC - 36944  
9041 South Pecos Road, Suite 3900  
Henderson, NV 89074

**Prepared By:**

John Mumford  
11628 Overland Drive  
Klamath Falls, OR 97603

# QUITCLAIM DEED

TITLE OF DOCUMENT

**John N. Mumford and Terrie A. Mumford, husband and wife, as community property, Grantor, releases and quitclaims to John Nathan Mumford and Terrie Adair Mumford, as Trustees of The John Nathan Mumford and Terrie Adair Mumford Joint Living Trust, Grantee, all right title and interest in and to the following described real property, situated in the County of Klamath, State of Oregon:**

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Tax Account No.: **R625648**

Prior Recorded Document Reference: **Grant Deed: Recorded April 15, 1998; Book M98, Page 12436, Doc. No. 56428**

Subject To: 1. Taxes for the Current fiscal year, paid current  
2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

**The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION**

Dated this 23 day of April, 2010. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

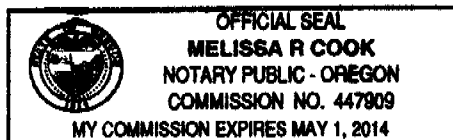
John N. Mumford  
John N. Mumford

Terrie A. Mumford  
Terrie A. Mumford

STATE OF Oregon }  
COUNTY OF Klamath } ss

This instrument was acknowledged before me this 23 day of April, 2010, by **John N. Mumford and Terrie A. Mumford.**

NOTARY STAMP/SEAL



Before Me: Melissa R. Cook  
NOTARY PUBLIC- STATE OF Oregon  
My Commission Expires: May 1, 2014

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, TO WIT:

**PARCEL 1:**

THE EASTERLY ONE-HALF OF LOTS 1 AND 2 OF BLOCK 33 OF WEST KLAMATH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

**PARCEL 2:**

THE SE 1/4 SE 1/4 SW 1/4 OF SECTION 21, TOWNSHIP 40 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.