



00124469201200103610050059

09/18/2012 02:33:41 PM

Fee: \$57.00

~~After Recording Return to:~~  
~~TITLE SOURCE~~  
~~Attn: RECORDING TEAM~~  
~~662 WOODWARD AVENUE~~  
~~DETROIT, MI 48226~~  
File No. 56656380

Tax ID No.:  
3809-028CD-06200-000

①  
56656380-1416697

BARGAIN & SALE DEED

*Record 1st*  
When Recorded Return To:  
~~Indecomm Global Services~~  
2925 Country Drive  
St. Paul, MN 55117  
*77937384*

STATE OF OREGON  
COUNTY OF KLAMATH

THIS INDENTURE made and entered into on this 20<sup>th</sup> day of AUGUST, 2012, by and between KAZUYA UYESUGI AND ILENE UYESUGI, TRUSTEES OF THE UYESUGI LIVING TRUST DTD 11-21-03, 235 CRATER LAKE PARKWAY, KLAMATH FALLS, OR 97601-2351 hereinafter referred to as Grantor(s) and KAZUYA UYESUGI AND ILENE UYESUGI, HUSBAND AND WIFE, NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS, 235 CRATER LAKE PARKWAY, KLAMATH FALLS, OR 97601-2351, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in KLAMATH County, OREGON:

SEE ATTACHED EXHIBIT "A"

Also known as: 235 CRATER LAKE PARKWAY, KLAMATH FALLS, OR 97601-2351  
Property Tax ID No.: 3809-028CD-06200-000  
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 2007-002158, Recorded: 02/07/2007

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

*See the attached Certification of Trust, Exhibit B.*

*Mail Tax Statements To:*

*Kazuya Uyesugi and Ilene Uyesugi*


*1174 Wilhelmina Way  
San Jose, CA 95120*

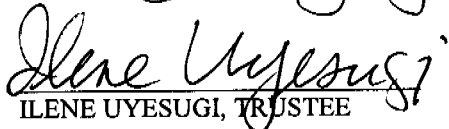
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$ 0.00. See ORS 93.030.

Assessor's parcel No. 3809-028CD-06200-000


IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

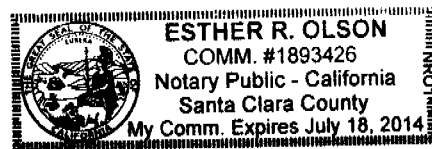
  
KAZUYA UYESUGI, TRUSTEE

  
ILENE UYESUGI, TRUSTEE

STATE OF CALIFORNIA  
COUNTY OF SANTA CLARA


This instrument was acknowledged before me on  
AUGUST 20, 2012 by KAZUYA UYESUGI, TRUSTEE.

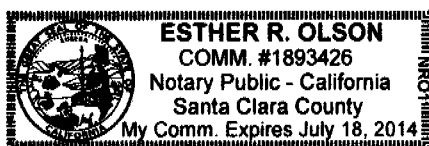
  
NOTARY PUBLIC FOR CALIFORNIA  
MY COMMISSION EXPIRES 7-18-14



STATE OF CALIFORNIA  
COUNTY OF SANTA CLARA

This instrument was acknowledged before me on  
AUGUST 20, 2012 by ILENE UYESUGI, TRUSTEE.

  
NOTARY PUBLIC FOR CALIFORNIA  
MY COMMISSION EXPIRES 7-18-14



**Exhibit A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF Oregon, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF LOT 15, BLOCK 42, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS ON THE NORTHEASTERLY LINE OF THE ALAMEDA SOUTH 54° 52' EAST 48.7 FEET FROM THE EXTREME SOUTHEASTERLY CORNER OF LOT 14, BLOCK 42, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF THE ALAMEDA ON THE ARC OF A 3° 55' CURVE 48.7 FEET; THENCE NORTHEASTERLY PERPENDICULAR TO THE SAID NORTHEASTERLY LINE OF THE ALAMEDA AND TO THE TANGENT TO THE SAID CURVE AT THIS POINT OF 150.4 FEET; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF THE ALLEY THROUGH BLOCK 42 OF SAID HOT SPRINGS ADDITION 43.4 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF THAT PROPERTY DEEDED TO H.A. COLE, ET UX., ON JUNE 18, 1926, 150.4 FEET TO THE POINT OF BEGINNING.

Parcel ID: 3809-028CD-06200-000

Commonly known as 235 N Alameda Ave, Klamath Falls, OR 976012351  
However, by showing this address no additional coverage is provided

After Recording Return to:  
TITLE SOURCE  
Attn: RECORDING TEAM  
662 WOODWARD AVENUE  
DETROIT, MI 48226  
File No. 56656380

Tax ID No.: 3809-028CD-06200-000

---

CERTIFICATION OF TRUST

*Exhibit B*

---

The undersigned declare(s) under penalty of perjury under the laws of the State of OREGON that the following is true and correct:

1. The Trust known as THE UYESUGI LIVING TRUST DTD 11-21-03, is a valid and existing trust.  
The name(s) of the settlor(s) of the Trust is (are): KAZUYA UYESUGI AND ILENE UYESUGI  
The name(s) of the currently acting trustee(s) is (are): KAZUYA UYESUGI AND ILENE UYESUGI
2. The trustee(s) of the Trust have the following powers (initial applicable line(s)):  

<u>  X  </u>	Power to acquire additional property.
<u>  X  </u>	Power to sell and execute deeds.
<u>  X  </u>	Power to encumber, and execute deeds of trust.
Other: _____	
3. The Trust is (check one):   X   Revocable        Irrevocable  
The name of the person who may revoke the Trust is: KAZUYA UYESUGI AND ILENE UYESUGI
4. The number of trustees who must sign documents in order to exercise the powers of the Trust is (are):  
\_\_\_\_\_, whose name(s) is (are): KAZUYA UYESUGI AND ILENE UYESUGI
5. Title to Trust assets is to be taken as follows: KAZUYA UYESUGI AND ILENE UYESUGI, TRUSTEES OF THE UYESUGI LIVING TRUST DTD 11-21-03.
6. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained herein to be incorrect.
7. I (we) am (are) all of the currently acting trustees.
8. I (we) understand that I (we) may be required to provide copies of excerpts from the original Trust documents which designate the trustees and confer the power to act in the pending transaction.

Dated: 8/20/12

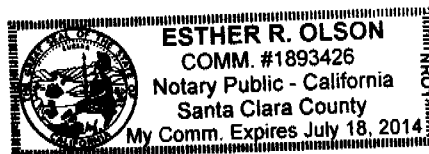
Kazuya Uyesugi  
KAZUYA UYESUGI, TRUSTEE

Ilene Uyesugi  
ILENE UYESUGI, TRUSTEE

STATE OF CALIFORNIA  
COUNTY OF SANTA CLARA

This instrument was acknowledged before me on  
AUGUST 20, 2012 by KAZUYA UYESUGI, TRUSTEE.

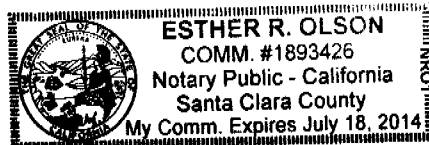
Esther R. Olson  
NOTARY PUBLIC FOR CALIFORNIA  
MY COMMISSION EXPIRES 7-18-14



STATE OF CALIFORNIA  
COUNTY OF SANTA CLARA

This instrument was acknowledged before me on  
AUGUST 20, 2012 by ILENE UYESUGI, TRUSTEE.

Esther R. Olson  
NOTARY PUBLIC FOR CALIFORNIA  
MY COMMISSION EXPIRES 7-18-14



U02934804

13/1 8/24/2012 77937384/1