

2013-009745
Klamath County, Oregon



08/26/2013 10:13:34 AM

Fee: \$47.00

Grantor Name and Address:
Ernest Katsuyoshi
17732 Calle Viento Court
Morgan Hill, CA 95037

Grantee Name and Address:
Ernest A. Katsuyoshi, Trustee
17732 Calle Viento Court
Morgan Hill, CA 95037

After Recording, Return To:
James V. Quillinan, Esq.
P.O. BOX 1469
San Jose, CA 95109-1469

Until Requested Otherwise, Send All Tax Statements To:
Ernest A. Katsuyoshi, Trustee
17732 Calle Viento Court
Morgan Hill, CA 95037

WARRANTY DEED

ERNEST KATSUYOSHI a married man, whose address is 17732 Calle Viento Court, Morgan Hill, CA 95037 (referred to herein as "Grantor"), hereby conveys and warrants to ERNEST A. KATSUYOSHI, Trustee, or any successors in trust, under the Ernest A. Katsuyoshi Revocable Living Trust dated October 20, 1995 and any amendments thereto, whose address is 17732 Calle Viento Court, Morgan Hill, CA 95037 (referred to herein as "Grantee"), all of Grantor's undivided percent (50%) interest in and to the following described real property located in Klamath County, Oregon, free of liens and encumbrances except as specifically set forth herein:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property street address: NONE

Tax Code: 1001-61028BA-04800 ID#R889155

EXCEPTIONS of record on file with the County of Klamath, Oregon.


The true consideration for this conveyance is: NONE

Dated: August 12, 2013

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.301 AND 195.205 TO 195.336 AND SECTIONS 2 TO 7, CHAPTER 8, 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 205.010, TO VERIFY THE APPROVED 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.

GRANTOR:


ERNEST KATSUYOSHI

STATE OF CALIFORNIA)

COUNTY OF Santa Clara)

Subscribed and sworn to (or affirmed) before me on this 12th day of August, 2013, by ERNEST KATSUYOSHI, proved to me on the basis of satisfactory evidence to be the person who appeared before me.





SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/15/2017

EXHIBIT A
Legal Description

Lot 876 of Running Y Resort Phase 11, 1st Addition, recorded May 2, 2003 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Non-delinquent real property taxes and assessments for the current fiscal year and all later years; and to all covenants, conditions, restrictions, reservations, exceptions, limitations, uses, rights, rights-of-way, easements and other matters of record on the date hereof, including, without limitation, the Declaration of Protective Covenants, Conditions, Restrictions, and Easements for The Running Y Ranch Resort recorded August 2, 1996, and the Declaration Annexing Phase 7 of Ridge View Homesites to The Running Y Ranch Resort recorded May 21, 2003, all of which are hereby incorporated by reference into the body of this instrument as if the same were fully set forth herein.