

2015-001255

Klamath County, Oregon



00165022201500012550020024

02/12/2015 09:14:40 AM

Fee: \$47.00

AFTER RECORDED, MAIL TO:

AmeriEstate Legal Plan, Inc.
3525 Hyland Ave. Suite 150
Costa Mesa, CA 92626
Mail Tax Statements to:
JOSENARCISUS MANALO and NATIVIDAD MANALO
1830 RAVENNA WAY, ROSEVILLE, CA 95747

MAP: R-3511-011C0-05800-000
ACCOUNT NO.: R278121

Quitclaim Deed

The undersigned grantor(s) declare(s): This conveyance transfers the grantor's interest into a Revocable Living Trust.
There is no consideration for this transfer. (True and Actual Consideration is -0-)

This Quitclaim Deed, made this 26th day, of January, 2015, by and between the following parties:

GRANTOR: JOSE N. MANALO and NATIVIDAD R. MANALO, as Joint Tenants with Rights of Survivorship, whose address is 1830 RAVENNA WAY, ROSEVILLE, CA 95747

GRANTEE: JOSENARCISUS MANALO and NATIVIDAD MANALO, Trustees, under Declaration of Trust dated JAN 26 2015, known as THE JOSENARCISUS AND NATIVIDAD MANALO LIVING TRUST, whose address is 1830 RAVENNA WAY, ROSEVILLE, CA 95747, with full power to sell, assign, exchange, transfer, convey, and encumber.

The Grantor does hereby remise, release and quitclaim unto the Grantee and all successor under said Revocable Living Trust, the following described real estate in **KLAMATH COUNTY, OREGON**.

LOT 25, BLOCK 30, OREGON PINES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO ALL COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.

Property address: VACANT LAND

This Conveyance is made subject to all provisions, covenants, encumbrances, restrictions, rights of way, easements, and/or agreements previously imposed and appearing of record.

Land Use Statement : Before signing or accepting this instrument, the person acquired fee title to the property should check with the appropriate city of county planning department to verify approved uses and, 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 Chapter 1, Oregon Laws 2005 (Ballot Measure 37 (2004)).

WITNESS Grantor(s) hand(s) this the 26th day of January, 2015

Jose N. Manalo

JOSE N. MANALO

Shine Natividad R. Manalo

NATIVIDAD R. MANALO

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

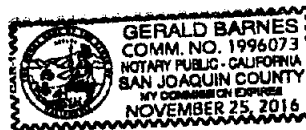
NOTARY PUBLIC)
STATE OF CALIFORNIA)SS
COUNTY OF PLACER)

On, JAN 26 2015, before me, GERALD BARNES, "Notary Public", Personally appeared JOSE N. MANALO and NATIVIDAD R. MANALO who 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 signature(s) on this instrument the person(s), or the entity upon behalf of which person(s) 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 Gerald Barnes



THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION GIVEN BY THE PARTIES HERETO. THERE ARE NO EXPRESS OR IMPLIED GUARANTEES AS TO MARKETABILITY OF TITLE, ACCURACY OF THE DESCRIPTION OR QUANTITY OF LAND DESCRIBED, AS NO EXAMINATION OF TITLE TO THE PROPERTY WAS REQUESTED OR CONDUCTED.