

2017-012010

Klamath County, Oregon



00211965201700120100050059

10/20/2017 08:50:00 AM

Fee: \$62.00

**PREPARED BY:**

Randolph Manion  
2105 E. Peak Ridge Drive  
Cottonwood, AZ 86326

**RECORDING REQUESTED BY**

**AND WHEN RECORDED MAIL TO:**

Randolph T. Manion / Yvette Smith Manion  
2105 E. Peak Ridge Drive  
Cottonwood, AZ 86326

**MAIL TAX STATEMENTS TO:**

Randolph T. Manion / Yvette Smith Manion  
P.O. Box 3174  
Cottonwood, AZ 86326

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**TRUST QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

THIS TRUST QUITCLAIM DEED, made and entered into on October 13, 2017, between Randolph Manion ("Grantor") whose address is 2105 E. Peak Ridge Drive, Cottonwood, Arizona 86326 {formerly 1010 Homestake Drive, Golden, CO 80401} and Randolph T. Manion and Yvette Smith Manion Trustees of the Mundy Trust dated July 12, 2017 ("Grantee") whose address is 2105 E. Peak Ridge Drive, Cottonwood, Arizona 86326.

THE TRUE CONSIDERATION for this conveyance is TEN DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS to Grantee, all right, title, interest and claim to the Real property the County of Klamath, State of Oregon, described as follows:

A tract of land situated in the S 1/2 E 1/2 NE 1/4 NE 1/4 of Section 12, Township 29 South, Range 7 East of Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the West line of said S 1/2 E 1/2 NE 1/4 NE 1/4 from which the Northwest corner of said S 1/2 E 1/2 NE 1/4 NE 1/4 bears North 01°01'23" West, 255.08 feet; thence South 01°01'29" East on said West line, 404.39 feet to the Southwest corner of said S 1/2 E 1/2 NE 1/4 NE 1/4; thence North 89°10'40" East on the South line of said S 1/2 E 1/2 NE 1/4 NE 1/4, 465.08 feet to a point on the West line of Highway 97; thence North 00°17'00" West on last said West line, 404.05 feet; thence South 89°13'17" West, 470.23 feet to the point of beginning.

Prior instrument reference: QUITCLAIM DEED, Volume M04, Page 88550 and 88551, Microfilm Records of Klamath County, Oregon, recorded Tuesday, December 28, 2004.

Tax Account No: R-2907-012AA-00201-000

Key No: R573061

This Trust Quitclaim Deed is for the purpose of Estate Planning. The Certification of Trust for the Mundy Trust dated July 12, 2017, is Attachment "A".

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto Grantee, Grantee's Trustee(s) forever; so that neither Grantor nor Grantor's heirs, successors and/or assigns shall have claim or demand any right or title to the property described above, or any of the buildings, appurtenances and improvements thereon.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on Oct 13, 2017

Randolph T. Manion

Randolph T. Manion

State of Arizona

} SS

County of Yavapai

On October 13, 2017 before me, Wendy Westcott, Notary Public personally appeared Randolph T. Manion known to me (or proved to me on the basis of satisfactory evidence) to be person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes therein contained. Witness my hand and official seal.

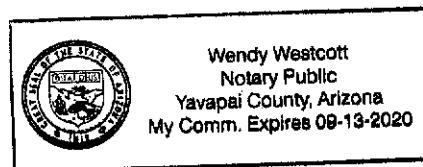
Wendy Westcott

Signature of Notary Public-State of Arizona

NOTARY SEAL

Wendy Westcott

Printed Name of Notary



09/13/2020

My Commission expires:

FOLDER

When recorded file in FOLDER:

Walker & Walker, Attorneys at Law

Space above for Recorder's use only

## **Certification of Trust for the Mundy Trust dated July 12, 2017**

Pursuant to A.R.S. Section 14-11013, this Certification of Trust is signed by all the currently acting Trustees of the Mundy Trust dated July 12, 2017, who declare:

1. The Trustmakers are Randolph T. Manion, also known as Randy Manion, and Yvette Smith Manion. The trust is revocable by the Trustmakers, acting jointly and not separately.
2. The Trustees of the trust are Randolph T. Manion (whose address is P.O. Box 3174, Cottonwood, Arizona 86326) and Yvette Smith Manion (whose address is P.O. Box 3174, Cottonwood, Arizona 86326). The signature of one Trustee is sufficient to exercise the powers of the Trustee.
3. The Successor Trustees of the trust are:

Upon Incapacity or Death of Randolph T. Manion:

Yvette Smith Manion will serve as sole Trustee. If she is unable to serve or to continue to serve for any reason, then the following will serve as successor Trustee, in the order named:

Rochelle M. Smith  
Sherri Villareal

Upon Incapacity or Death of Yvette Smith Manion:

Randolph T. Manion will serve as sole Trustee. If he is unable to serve or to continue to serve for any reason, then the following will serve as successor Trustee, in the order named:

Rochelle M. Smith  
Matthew L. Holten

4. The tax identification number of the trust is the Social Security number of either Randolph T. Manion or Yvette Smith Manion.
5. Title to assets held in the trust will be titled as:

Randolph T. Manion and Yvette Smith Manion, Trustees of the Mundy Trust dated July 12, 2017, and any amendments thereto.

6. An alternative description will be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust.
7. Excerpts from the trust document that establish the trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests.
8. The terms of the trust provide that a third party may rely upon this Certification of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this trust or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.
9. The trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

**RELIANCE ON THIS CERTIFICATION**


ARIZONA REVISED STATUTES SECTION 14-11013 provides the following for persons and institutions who receive this Certification of Trust:

F. A PERSON WHO ACTS IN RELIANCE ON A CERTIFICATION OF TRUST WITHOUT KNOWLEDGE THAT THE REPRESENTATIONS CONTAINED IN THE CERTIFICATION ARE INCORRECT IS NOT LIABLE TO ANY PERSON FOR SO ACTING AND MAY ASSUME WITHOUT INQUIRY THE EXISTENCE OF THE FACTS CONTAINED IN THE CERTIFICATION. KNOWLEDGE OF THE TERMS OF THE TRUST MAY NOT BE INFERRED SOLELY FROM THE FACT THAT A COPY OF ALL OR PART OF THE TRUST INSTRUMENT IS HELD BY THE PERSON RELYING ON THE CERTIFICATION.

G. A PERSON WHO IN GOOD FAITH ENTERS INTO A TRANSACTION IN RELIANCE ON A CERTIFICATION OF TRUST MAY ENFORCE THE TRANSACTION AGAINST THE TRUST PROPERTY AS IF THE REPRESENTATIONS CONTAINED IN THE CERTIFICATION WERE CORRECT.

H. A PERSON MAKING A DEMAND FOR THE TRUST INSTRUMENT IN ADDITION TO A CERTIFICATION OF TRUST OR EXCERPTS IS LIABLE FOR DAMAGES IF THE COURT DETERMINES THAT THE PERSON DID NOT ACT IN GOOD FAITH IN DEMANDING THE TRUST INSTRUMENT.

July 12, 2017



Randolph T. Manion, Trustee



Yvette Smith Manion, Trustee

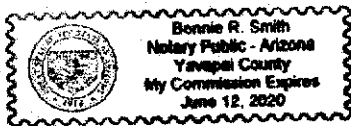
STATE OF ARIZONA

)  
) ss.  
)

COUNTY OF YAVAPAI

This instrument was acknowledged before me on July 12, 2017, by Randolph T. Manion and Yvette Smith Manion, as Trustees.

[Seal]



A handwritten signature in cursive script that reads "Bonnie R. Smith".

Bonnie R. Smith, Notary Public

3741 Karicio Lane

Prescott, Arizona 86303

My commission expires: June 12, 2020