

**2017-014318**

**Klamath County, Oregon**

**12/15/2017 02:46:00 PM**

**Fee: \$52.00**

## **COVER PAGE FOR OREGON DEEDS**

**Grantor:** Teresa Mankinen, Surviving Trustee of The Eugene J. Mankinen and Teresa Mankinen Family Trust, pursuant to a Declaration of Trust, executed June, 2010

**Grantor's Mailing Address:** 7888 Moorfoot Court, San Jose, California 95135

**Grantee:** Teresa Mankinen, Trustee of The Eugene J. Mankinen and Teresa Mankinen Family Trust u/t/d June 7, 2010

**Grantees Mailing Address:** 7888 Moorfoot Court, San Jose, California 95135

**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:** Warranty Deed: Recorded June 10, 2010; Doc. No. 2010-007071

**Situs Address:** 5153 Chestnut Lane, Klamath Falls, Oregon 97601

**Tax Account Number:** R890963

**Map Tax Lot Number:** 38S08E36DC

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

Teresa Mankinen, Trustee  
7888 Moorfoot Court  
San Jose, CA 95135

**After Recording Return To:**

uDeed, LLC - 84794  
9041 South Pecos Road, Suite 3900  
Henderson, NV 89074

**Prepared By:**

Teresa Mankinen, Trustee  
7888 Moorfoot Court  
San Jose, CA 95135

# **QUITCLAIM DEED**

TITLE OF DOCUMENT

**Teresa Mankinen, Surviving Trustee of The Eugene J. Mankinen and Teresa Mankinen Family Trust, pursuant to a Declaration of Trust, executed June, 2010, Grantor, releases and quitclaims to Teresa Mankinen, Trustee of The Eugene J. Mankinen and Teresa Mankinen Family Trust u/t/d June 7, 2010, Grantee, all right title and interest in and to the following described real property, situated in the County of Klamath, State of Oregon:**

**LOT 45 IN TRACT 1416, THE WOODLANDS - PHASE I, ACCORDING TO THE OFFICIAL PLOT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Tax Account No.: R890963**

**Map Tax Lot Number: 38S08E36DC**

**Situs Address: 5153 Chestnut Lane, Klamath Falls, Oregon 97601**

**Prior Recorded Document Reference: Warranty Deed: Recorded June 10, 2010; Doc. No. 2010-007071**

**Death Recital: Eugene J. Mankinen, being the same person as Eugene John Mankinen, one of the Trustees of The Eugene J. Mankinen and Teresa Mankinen Family Trust, became deceased on May 17, 2014, pursuant to an original Certificate of Death recorded concurrently herewith. Teresa Mankinen is the Surviving Trustee of The Eugene J. Mankinen and Teresa Mankinen Family Trust.**

**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 10<sup>th</sup> day of October, 2017. 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.

**The Eugene J. Mankinen and Teresa Mankinen Family Trust**




Teresa Mankinen, Surviving Trustee

STATE OF CALIFORNIA }  
COUNTY OF Contra Costa } ss

This instrument was acknowledged before me this 10<sup>th</sup> day of October, 2017, by **Teresa Mankinen, Surviving Trustee.**

NOTARY STAMP/SEAL

Before Me: 

NOTARY PUBLIC- STATE OF CALIFORNIA  
My Commission Expires: 06-23-2020

