

2017-014319

Klamath County, Oregon

12/15/2017 02:48:02 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. 2010-007072

Situs Address: 36428 Modoc Point Highway, Chiloquin, Oregon 97624

Tax Account Number: R230155

Map Tax Lot Number: 35S07E07BD

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 - 84796
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:

THE NORTHERLY 200 FEET OF THAT CERTAIN PARCEL OF LAND SITUATED IN LOT 9, SECTION 7, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 564 FEET WEST OF THE NORTHEAST CORNER OF LOT 9, SECTION 7, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, OR ON THE NORTH LINE OF SAID LOT 9 AND THE EAST LINE OF DALLES - CALIFORNIA HIGHWAY RIGHT OF WAY; THENCE WEST 469 FEET, MORE OR LESS, TO THE LAKE SHORE LINE; THENCE SOUTHWESTERLY APPROXIMATELY 650 FEET TO THE NORTH LINE OF 100 FOOT LOT OWNED BY CHAS. BLAIR KNIGHT BY DEED DATED MAY 23, 1936, APPROVED SEPTEMBER 9, 1936, L - ADJ. 13295 BDS; THENCE EAST ALONG NORTH LINE OF SAID 100 FOOT LOT, 592 FEET TO A POINT ON THE EAST LINE OF DALLES - CALIFORNIA HIGHWAY RIGHT OF WAY; THENCE NORTH 600 FEET TO THE POINT OF BEGINNING, BEING ALL THAT PART OF LOT 9, SECTION 7, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, WEST OF EAST LINE OF DALLES - CALIFORNIA HIGHWAY RIGHT OF WAY AND NORTH OF THE NORTH LINE OF THE 100 FOOT LOT OWNED BY CHAS. BLAIR KNIGHT BY DEED MENTIONED ABOVE.

EXCEPTING THE NORTHERLY 100 FEET THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION WITHIN THE BOUNDARIES OF DALLES - CALIFORNIA HIGHWAY.

Tax Account No.: **R230155**

Map Tax Lot Number: **35S07E07BD**

Situs Address: **36428 Modoc Point Highway, Chiloquin, Oregon 97624**

Prior Recorded Document Reference: **Warranty Deed: Recorded June 10, 2010; Doc. No. 2010-007072**

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.

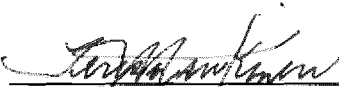
Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements
 now of Record, if any

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this 10th 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



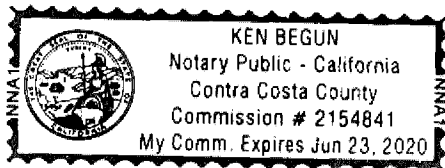
Teresa Mankinen, Surviving Trustee


STATE OF CALIFORNIA)

COUNTY OF Contra Costa)
SS

This instrument was acknowledged before me this 10th 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