

2018-005934

Klamath County, Oregon

05/15/2018 08:43:01 AM

Fee: \$52.00

COVER PAGE FOR OREGON DEEDS

Grantor: Holly L. Ito, Surviving Trustee, utd 12/19/91, also known as the Ito Family Trust utd December 19, 1991 that has been Restated in its entirety on June 13, 2016 under the First Restatement of the Ito Family Trust

Grantor's Mailing Address: 5675 Creekview Drive, Dublin, California 94568

Grantee: Holly L. Ito, Trustee of the Ito Family Trust utd December 19, 1991, as Restated in its entirety on June 13, 2016 under the First Restatement of the Ito Family Trust

Grantees Mailing Address: 5675 Creekview Drive, Dublin, California 94568

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: Statutory Bargain and Sale Deed: Recorded August 4, 2006; Doc. No. 2006-015733

Situs Address: 4834 Redtail Drive, Klamath Falls, Oregon 97601

Property ID Number: R891622

Map Tax Lot Number: R-3808-009DD-03100-000

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

Holly L. Ito, Trustee
5675 Creekview Drive
Dublin, CA 94568

After Recording Return To:

uDeed, LLC - 86108
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

Prepared By:

Holly L. Ito, Trustee
5675 Creekview Drive
Dublin, CA 94568

QUITCLAIM DEED

TITLE OF DOCUMENT

Holly L. Ito, Surviving Trustee, utd 12/19/91, also known as the Ito Family Trust utd December 19, 1991 that has been Restated in its entirety on June 13, 2016 under the First Restatement of the Ito Family Trust, Grantor, releases and quitclaims to Holly L. Ito, Trustee of the Ito Family Trust utd December 19, 1991, as Restated in its entirety on June 13, 2016 under the First Restatement of the Ito Family Trust, Grantee, all right title and interest in and to the following described real property, situated in the County of Klamath, State of Oregon:

LOT 1271, TRACT 1443, A REPLAT OF LOTS 595-602, 604-605, FALCON DRIVE AND RED TAIL DRIVE OF TRACT 1340, RUNNING Y RESORT PHASE 7, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Situs Address: **4834 Redtail Drive, Klamath Falls, Oregon 97601**

Property ID Number: **R891622**

Map Tax Lot Number: **R-3808-009DD-03100-000**

Prior Recorded Document Reference: **Statutory Bargain and Sale Deed: Recorded August 4, 2006; Doc. No. 2006-015733**

Death Recital: Merrill V. Ito, being the same person as Merrill Vern Toshio Ito, one of the Trustees of the Ito Family Trust utd December 19, 1991, as Restated in its entirety on June 13, 2016 under the First Restatement of the Ito Family Trust, became deceased on December 20, 2017 pursuant to an original Certificate of Death recorded concurrently herewith. Pursuant to the terms of the aforesaid Trust, Holly L. Ito is the Surviving Trustee of the Ito Family Trust utd December 19, 1991, as Restated in its entirety on June 13, 2016 under the First Restatement of the Ito 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 21st day of February, 2018. 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.

Holly L. Ito, Trustee
Holly L. Ito, Surviving Trustee
utd 12/19/91 also known as the Ito Family Trust utd December 19, 1991 that has been Restated in its entirety on June 13, 2016 under the First Restatement of the Ito Family Trust

STATE OF CALIFORNIA }
COUNTY OF Contra Costa } ss

This instrument was acknowledged before me this 21st day of February, 2018, by **Holly L. Ito, Surviving Trustee.**

NOTARY STAMP/SEAL



Before Me: [Signature]

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