

2018-006221

Klamath County, Oregon



00222655201800062210040045

05/22/2018 08:22:53 AM

Fee: \$57.00

After recording, return to:

Nicole Satomi Tokuyama
55 Shadylawn Dr.
Madison NJ 07940

Until a change is requested,
send tax statements to:

Yasuya Umeda
155 San Miguel Dr.
Camarillo CA 93010-1155

GIFT DEED

This GIFT DEED, made the 15 day of May, 2018, by the grantor,
HAROLD H. TOKUYAMA aka HIDEKI HAROLD TOKUYAMA,
a married man, and United States citizen, residing at
360 Arcadia Ave.
Morro Bay, California 93442

WITNESSETH, that for love and affection, the grantor conveys to the grantee,
his daughter, NICOLE SATOMI TOKUYAMA, a married woman, and United
States citizen, residing at
55 Shadylawn Dr.
Madison, New Jersey 07940

the following described real property, situated in KLAMATH County,
State of Oregon:

GRANTOR'S ONE-FOURTH (1/4TH) UNDIVIDED OWNERSHIP AS
TENANT-IN-COMMON IN KLAMATH FALLS FOREST ESTATES SYCAN
UNIT, BLOCK 17, LOT 6 LESS N 850', ACRES 8.51.

And commonly known as: KLAMATH FALLS FOREST ESTATES

Parcel ID: R-3313-02300-01900-000

The true and actual consideration for this conveyance is \$0.00 (zero dollars).

Total consideration relates to gift.

Source of title:

(1) GRANT DEED AS RECORDED IN VOL. 72, PAGE 8348, SYCAN RIVER UNIT. (Yasuya Umeda and Harold H. Tokuyama)

(2) GRANT DEED AS RECORDED IN 1986 AS M 86-9373 (Harold H. Tokuyama and Helen Estella Tokuyama)

THIS CONVEYANCE is made subject to:

IMMEDIATE TRANSFER OF OWNERSHIP AS TENANT-IN-COMMON, together with all rights and restrictions as recorded in Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT, OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the date first above written.



Signature
Harold H. Tokuyama

Print name

Grantor

Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

Signature

Print name


Capacity

*Construe all terms with the appropriate gender and quantity
required by the sense of this deed.*

STATE OF _____
COUNTY OF _____

On this ____ day of _____, 20____ before me, Notary Public in and for
said state, personally appeared _____

identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me 2 freely executed the same.

please see attached


Signature

Print Name

Title
My commission expires: _____

ALL-PURPOSE ACKNOWLEDGMENT

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.

State of California

County of San Luis Obispo } SS.

On May 15, 2018, before me, Kelly Stadelhofer, Notary Public,

personally appeared Hideki Harold Tokuyama, 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 the instrument the person(s), or the entity upon behalf of which the 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.



PLACE NOTARY SEAL IN ABOVE SPACE

Kelly Stadelhofer
NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER _____ TITLE(S)
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ GUARDIAN/CONSERVATOR
☐ SUBSCRIBING WITNESS
☒ OTHER: Grantor

DESCRIPTION OF ATTACHED DOCUMENT

Gift Deed
TITLE OR TYPE OF DOCUMENT
3
NUMBER OF PAGES
Signed 05/15/2018
DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT
THUMBPRINT
OF
SIGNER

OTHER

