

2020-003379

Klamath County, Oregon

03/18/2020 01:35:25 PM

Fee: \$117.00

COVER PAGE FOR OREGON DEEDS

Grantor: Leona A. Guest, Successor Trustee under the James R. Guest Revocable Living Trust, dated April 22, 1993; and Leona A. Guest, Successor Trustee under the Merle Jeanne Guest Revocable Living Trust, dated April 22, 1993

Grantor's Mailing Address: 95-310 Kaloapau Street, Unit 112, Mililani, Hawaii 96789

Grantee: Leona A. Guest, a widow

Grantees Mailing Address: 95-310 Kaloapau Street, Unit 112, Mililani, Hawaii 96789

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: **Certificates of Death**, Recorded March 18, 2020; Doc. No. **2020-003370 AND 2020-003371**; AND **Warranty Deed**: Recorded **March 11, 2008**; Doc. No. **2008-003088**

Tax Account Number: 3507-017CC-00800; Property ID: 236774

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

Leona A. Guest
95-310 Kaloapau Street, Unit 112
Mililani, HI 96789

After Recording Return To:

uDeed, LLC – 91805A
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

Prepared By:

Leona A. Guest, Successor Trustee
95-310 Kaloapau Street, Unit 112
Mililani, HI 96789

QUITCLAIM DEED

TITLE OF DOCUMENT

Leona A. Guest, Successor Trustee under the James R. Guest Revocable Living Trust, dated April 22, 1993; and Leona A. Guest, Successor Trustee under the Merle Jeanne Guest Revocable Living Trust, dated April 22, 1993, Grantor, releases and quitclaims to **Leona A. Guest, a widow**, Grantee, all right title and interest in and to the following described real property, situated in the County of **Klamath**, State of **Oregon**:

LOT 30 OF BLOCK 28, IN OREGON SHORES SUBDIVISION UNIT 2 TRACT NUMBER 1113 AS SHOWN ON THE MAP FILED ON DECEMBER 9, 1977 IN VOLUME 21, PAGE 20 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Tax Account No.: **3507-017CC-00800**; Property ID: **236774**

Prior Recorded Document Reference: **Certificates of Death**, Recorded March 18, 2020; Doc. No. **2020-003370 AND 2020-003371**; AND **Warranty Deed**: Recorded **March 11, 2008**; Doc. No. **2008-003088**

Death Recital: James R. Guest, being the same person as **James Roy Guest Jr., Trustee** under the **James R. Guest Revocable Living Trust**, dated April 22, 1993, became deceased on February 2, 2018 pursuant to an original Certificate of Death recorded concurrently herewith. Pursuant to the terms of the **James R. Guest Revocable Living Trust**, dated April 22, 1993, **Leona A. Guest** is to serve as Successor Trustee.

Death Recital: Merle Jeanne Guest, whose correct legal name is **Merle Jean Guest, Trustee** under the **Merle Jeanne Guest Revocable Living Trust**, dated April 22, 1993, became deceased on December 15, 2008 pursuant to an original Certificate of Death recorded concurrently herewith. Pursuant to the terms of the **Merle Jeanne Guest Revocable Living Trust**, dated April 22, 1993, **Leona A. Guest** is to serve as Successor Trustee.

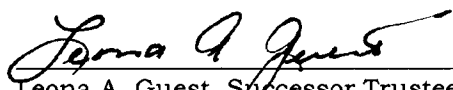
Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

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

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, CHAPTER 855, 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 THE 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 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 25th day of February, 2020. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

James R. Guest Revocable Living Trust, dated April 22, 1993



Leona A. Guest, Successor Trustee

STATE OF _____ }
COUNTY OF _____ } ss

***See next page for State of Hawaii
Notary's Acknowledgment and
Certificate**

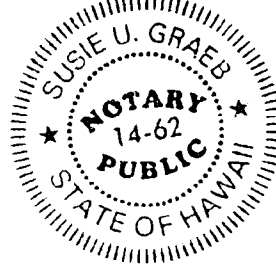
This instrument was acknowledged before me this _____ day of _____,
20____, by **Leona A. Guest, Successor Trustee.**

NOTARY STAMP/SEAL

Before Me: _____
NOTARY PUBLIC- STATE OF _____
My Commission Expires: _____

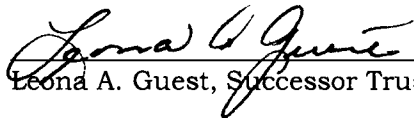
STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)


Susie U. Graeb
Notary Public, State of Hawaii
My Commission Expires: March 09, 2022



Dated this 25th day of February, 2020. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

Merle Jeanne Guest Revocable Living Trust, dated April 22, 1993



Leona A. Guest, Successor Trustee

STATE OF _____ }
COUNTY OF _____ } ss

***See next page for State of Hawaii
Notary's Acknowledgment and
Certificate**

This instrument was acknowledged before me this _____ day of _____,
20____, by **Leona A. Guest, Successor Trustee.**

NOTARY STAMP/SEAL

Before Me: _____
NOTARY PUBLIC- STATE OF _____
My Commission Expires: _____

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)


Susie U. Graeb
Notary Public, State of Hawaii
My Commission Expires: March 09, 2022

