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ASPEN 54500

RECORDING REQUESTED BY:
Fidelity National Title Company of
California
Escrow No. 310389-LAP
Title Order No. 00054500

When Recorded Mail Document
and Tax Statement To:
Mr. and Mrs. Juan Hinojos
1810 SW Fellows St. #18
McMinnville, OR 97128

Vol M02 Page 41265

State of Oregon, County of Klamath
Recorded 07/22/2002 11:04 a.m.
Vol M02, Pg 41265-67
Linda Smith, County Clerk
Fee \$ 31⁰⁰ # of Pgs 3

APN:

GIFT

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0.00 (gift)

- ☒ [X] computed on full value of property conveyed, or
☐ [] computed on full value less value of liens or encumbrances remaining at time of sale,
☒ [X] Unincorporated Area

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
William R. Diekmann and Susan M. Diekman, as tenants by the entirety

hereby GRANT(S) to

Juan A. Hinojos and Julie S. Hinojos, husband and wife as Joint Tenants

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

Lot 6, Block 8, Pleasant View Tracts, in the County of Klamath, State of Oregon, excepting that part deeded to
Kamath County for roadway

DATED: April 10, 2002

STATE OF ~~CALIFORNIA~~ OREGON

COUNTY OF Klamath

ON July 5, 2002 before me,
the undersigned personally appeared
William R. Diekmann and Susan M. Diekmann

William R. Diekmann
William R. Diekmann

Susan M. Diekmann
Susan M. Diekmann

personally known to me (or 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.

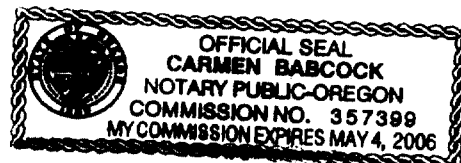
Witness my hand and official seal.

Signature

Carmen Babcock

READ AND APPROVED

Juan A. Hinojos
Julie S. Hinojos



MAIL TAX STATEMENTS AS DIRECTED ABOVE

PRELIMINARY CHANGE OF OWNERSHIP REPORT

(To be completed by transferee (buyer) prior to transfer of subject property in accordance with Section 480.3 of the Revenue and Taxation Code.) A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located; this particular form may be used in all 58 counties of California.

THIS REPORT IS NOT A PUBLIC DOCUMENT

FOR RECORDER'S USE ONLY

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Escrow #: 310389-LAP Order #: 00054500
Seller/Transferor: William R. Diekmann and Susan M. Diekmann
Buyer/Transferee: Juan A. Hinojos and Julie S. Hinojos
Assessor's Parcel Number(s):
Property Address or Location:
1832 Fargo St., Klamath Falls, OR 97603
Mail Tax Information to:
Mr. & Mrs. Juan Hinojos
1810 SW Fellows St. #18
McMinnville, OR 97128

NOTICE: A lien for property taxes applies to your property on January 1 of each year for the taxes owing in the following fiscal year, July 1 through June 30. One-half of these taxes is due November 1, and one-half is due February 1. The first installment becomes delinquent on December 10, and the second installment becomes delinquent on April 10. One tax bill is mailed before November 1 to the owner of record. IF THIS TRANSFER OCCURS AFTER JANUARY 1 AND ON OR BEFORE DECEMBER 31, YOU MAY BE RESPONSIBLE FOR THE SECOND INSTALLMENT OF TAXES DUE FEBRUARY 1.

The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the Klamath County Assessor. For further information on your supplemental roll obligation, please call the Klamath County Assessor's Office.

PART I: TRANSFER INFORMATION

Please answer all questions.

YES NO

- ___ ☒ A. Is this transfer solely between husband and wife? (Addition of a spouse, death of a spouse, divorce settlement, etc.)
- ___ ☒ B. Is this transaction only a correction of the name(s) of the person(s) holding title to the property? (For example, a name change upon marriage)
- ___ ☒ C. Is this document recorded to create, terminate, or reconvey a lender's interest in the property?
- ___ ☒ D. Is this transaction recorded only as a requirement for financing purposes or to create, terminate or reconvey a security interest (e.g. cosigner)?
- ___ ☒ E. Is this document recorded to substitute a trustee under a deed of trust, mortgage, or other similar document?
- ___ ☒ F. Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants?
- ___ ☒ G. Does this transfer return property to the person who created the joint tenancy (original transferor)?
- ___ ☒ H. Is this transfer of property:
- ___ ☒ 1. to a trust for the benefit of the grantor, or grantor's spouse?
- ___ ☒ 2. to a trust revocable by the transferor?
- ___ ☒ 3. to a trust from which the property reverts to the grantor within 12 years?
- ___ ☒ I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options?
- ☒ * J. Is this transfer from parents to children or from children to parents?
- ___ ☒ * K. Is this transaction to replace a principal residence by a person 55 years of age or older?
Within the same county? ___ Yes ___ No
- ___ ☒ * L. Is this transaction to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code Section 69.5? Within the same county? ___ Yes ___ No

*If you checked yes to J, K or L, you may qualify for a property tax reassessment exclusion, which may result in lower taxes on your property. Failure to file a claim results in the reassessment of the property.

Please provide any other information that would help the Assessor to understand the nature of the transfer.

IF YOU HAVE ANSWERED "YES" TO ANY OF THE ABOVE QUESTIONS, EXCEPT J, K OR L, PLEASE SIGN AND DATE, OTHERWISE COMPLETE BALANCE OF THE FORM.

PART II: OTHER TRANSFER INFORMATION

A. Date of transfer if other than recording date _____.

B. Type of transfer. Please check appropriate box.

___ Purchase ___ Foreclosure ☒ Gift ___ Trade or Exchange ___ Merger, Stock, or Partnership Acquisition

___ Contract of Sale - Date of Contract _____

___ Inheritance - Date of Death _____ Other: Please explain _____

___ Creation of Lease ___ Assignment of a Lease ___ Termination of a Lease ___ Sale/Leaseback

___ Date lease began _____

___ Original term in years (including written options) _____

___ Remaining term in years (including written options) _____

C. Was only a partial interest in the property transferred? ___ Yes ☒ No

If yes, indicate the percentage transferred _____ %

PRELIMINARY CHANGE OF OWNERSHIP REPORT

Please answer, to the best of your knowledge, all applicable questions, sign and date. If a question does not apply, indicate with "N/A".

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PART III: PURCHASE PRICE AND TERMS OF SALE

A. Cash down payment OR Value of Trade or Exchange (excluding closing cost) Amount \$ _____

B. FIRST DEED OF TRUST @ _____ % interest for _____ years. Pmts/Mo. = \$ _____ (Prin & Int only) Amount \$ _____

____ FHA (____ Discount Points) _____ Fixed Rate _____ New Loan

____ Conventional _____ Variable Rate _____ Assumed Existing Loan Balance

____ VA (____ Discount Points) _____ All Inclusive DT (\$ _____ wrapped) _____ Bank or Savings & Loan

____ Cal-Vet _____ Loan Carried by Seller _____ Finance Company

Balloon Payment: _____ YES _____ NO Due Date: _____ Amount \$ _____

C. SECOND DEED OF TRUST @ _____ % interest for _____ years. Pmts/Mo. = \$ _____ (Prin & Int only) Amount \$ _____

____ Bank or Savings & Loan _____ Fixed Rate _____ New Loan

____ Loan Carried by Seller _____ Variable Rate _____ Assumed Existing Loan Balance

Balloon Payment: _____ YES _____ NO Due Date: _____ Amount \$ _____

D. OTHER FINANCING: Is other financing involved not covered in (b) or (c) above? _____ Yes _____ No Amount \$ _____

Type _____ @ _____ % interest for _____ years. Pmts/Mo. = \$ _____ (Prin & Int only)

____ Bank or Savings & Loan _____ Fixed Rate _____ New Loan

____ Loan Carried by Seller _____ Variable Rate _____ Assumed Existing Loan Balance

Balloon Payment: _____ YES _____ NO Due Date: _____ Amount \$ _____

E. WAS AN IMPROVEMENT BOND ASSUMED BY THE BUYER? _____ YES _____ NO Outstanding Balance: Amount \$ _____

F. TOTAL PURCHASE PRICE (or acquisition price, if traded or exchanged, include real estate commission if paid.)

TOTAL ITEMS A THROUGH E \$ _____

G. Property Purchased: _____ Through a broker _____ Direct from seller _____ From a family member _____ Other (Explain) _____

If purchased through a broker, provide broker's name and phone number: _____

Please explain any special terms, seller concessions, or financing and any other information that would help the Assessor understand the purchase price and terms of sale: _____

PART IV: PROPERTY INFORMATION:

A. TYPE OF PROPERTY TRANSFERRED:

____ Single Family Residence _____ Agricultural _____ Timeshare

☒ Multiple-family Res. (No of units 2) _____ Co-op/Own-your-own _____ Mobilehome

____ Commercial/Industrial _____ Condominium _____ Unimproved Lot

____ Other (Description: _____)

B. IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE? _____ Yes ☒ No

If yes, enter date of occupancy: _____ / _____ / _____ or intended occupancy: _____ / _____ / _____

Month Day Year Month Day Year

C. IS PERSONAL PROPERTY INCLUDED IN PURCHASE PRICE? (i.e., furniture, farm equipment, machinery, etc.)

(other than a manufactured home subject to local property tax)? _____ Yes ☒ No

If yes, enter the value of the personal property included in the purchase price \$ _____ (Attach itemized list of personal property).

D. IS A MANUFACTURED HOME INCLUDED IN PURCHASE PRICE? _____ Yes ☒ No

If yes, how much of the purchase price is allocated to the manufactured home? \$ _____

Is the manufactured home subject to local property tax? _____ Yes _____ No What is the Decal Number? _____

E. DOES THE PROPERTY PRODUCE INCOME? ☒ YES _____ NO If yes, is the income from:

☒ Lease/Rent _____ Contract _____ Mineral Rights _____ Other - Explain: _____

F. WHAT WAS THE CONDITION OF THE PROPERTY AT THE TIME OF SALE?

☒ Good _____ Average _____ Fair _____ Poor

Please explain the physical condition of the property and provide any other information (such as restrictions, etc) that would assist the Assessor in determining the value of the property.

I certify that the foregoing is true, correct and complete to the best of my knowledge and belief.

Signed Juan A. Hinojosa Julie S. Hinojosa Date 7/9/02

NEW OWNER/CORPORATE OFFICER

Please print name of New Owner/Corporate Officer: Juan A. Hinojosa Julie S. Hinojosa

(NOTE: The Assessor may contact you for further information) Daytime phone number. (503) 474-9279

If a document evidencing a change of ownership is presented to the recorder for recordation without the concurrent filing of a PRELIMINARY CHANGE OF OWNERSHIP REPORT, the recorder may charge an additional recording fee of twenty dollars (\$20).