

2006-023610

Klamath County, Oregon



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11/28/2006 08:50:13 AM

Fee: \$31.00

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

Name WILLIAM R. ECKHART
NANCY A. ECKHART

Address 3239 October Court

City Riverside

State California 92503-0908

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRUST TRANSFER DEED

Grant Deed (Excluded from Reappraisal under Proposition 13, i.e., Calif. Const. Art 13A § 1 et.seq.) The undersigned Grantors declare under penalty of perjury that the following is true and correct:

THERE IS NO CONSIDERATION FOR THIS TRANSFER.

There is no Documentary transfer tax due. This is a Trust Transfer under § 62(d) of the Revenue and Taxation Code: Transfer to a revocable trust.

GRANTORS: WILLIAM R. ECKHART and NANCY A. ECKHART, hereby grant to **WILLIAM R. ECKHART and NANCY A. ECKHART, trustees, or successor trustee(s) of the ECKHART TRUST DATED NOVEMBER 15, 2006**, (hereinafter referred to as "Assignees"), the following described real property in the County of Klamath, State of Oregon

Lot 5 in Block 2 of Tract No. 1201, WILLIAMSON RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an undivided 1/40th interest in Lot 4, Block 2, of Tract 1201 WILLIAMSON RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Property Address or Location: 39833 Braymill Dr. Chiloquin, OR 97624

Dated this 15th day of November, 2006.

Grantors.- Transferors

William R Eckhart
WILLIAM R. ECKHART
Nancy A Eckhart
NANCY A. ECKHART

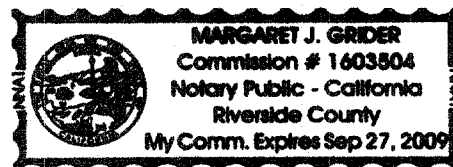
State of California)

County of Riverside)

On November 15, 2006 before me, MARGARET J. GRIDER, the Notary Public, personally appeared WILLIAM R. ECKHART and NANCY A. ECKHART personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Margaret J. Grider* (Seal)



Mail future tax statements to WILLIAM R. ECKHART and NANCY A. ECKHART, 3239 October Court, Riverside, California 92503-0908

PRELIMINARY CHANGE OF OWNERSHIP REPORT

(To be completed by transferee (buyer) prior to transfer of the subject property in accordance with Section 480.3 of the Revenue and Taxation Code.) A Preliminary Change in 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

SELLER/TRANSFEROR: WILLIAM R. ECKHART and NANCY A. ECKHART
BUYER/TRANSFeree: WILLIAM R. ECKHART and/or NANCY A. ECKHART, trustees,
or successor trustee(s) of the ECKHART TRUST DATED NOVEMBER 15, 2006
ASSESSOR'S IDENTIFICATION NUMBER(S)
PROPERTY ADDRESS OR LOCATION: 39833 Braymill Dr. Chiloquin, OR 97624

MAIL TAX INFORMATION TO: WILLIAM R. ECKHART NANCY A. ECKHART
ADDRESS: 3239 October Court, Riverside, California 92503-0908

NOTICE: A lien for property taxes applies to your property on March 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 MARCH 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 tax assessment in an amount to be determined by the Riverside County Assessor. For further information on your supplementary roll tax obligation, please call the Riverside County Assessor.

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 security interest in the property?
 - ☐ D. Is this transaction recorded only 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 a 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?
 - ☐ 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?

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 THE 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 _____ | | Other: Please explain _____ | | |
| Inheritance - Date of Contract _____ | Termination of a lease _____ | | | |
| Creation of a lease | Assignment of a lease _____ | | | |
| 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".

PART III: PURCHASE PRICE & 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, Payments/Mo=\$ _____ (Prin. & Int. Only) Amount \$ _____

FHA Fixed Rate New Loan
Conventional Variable Rate Assumed Existing Loan Balance
VA All inclusive D.T. (\$ _____ Wrapped) Bank or Savings & Loan
Cal-Vet Loan Carried by Seller Finance Company
Balloon Payment Yes No Date Due _____ Amount \$ _____

C. SECOND DEED OF TRUST @ _____ % interest for _____ years, Payments/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 Date Due _____ Amount \$ _____

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

Bank or Savings & Loan Fixed Rate New Loan
Loan Carried by Seller Variable Rate Assumed Existing Loan Balance
Balloon Payment Yes No Date Due _____ Amount \$ _____

F. IMPROVEMENT BOND Yes No Outstanding Balance: Amount \$ _____

TOTAL PURCHASE PRICE: (or acquisition price, if traded or exchanged, include real estate commission of paid.) \$ _____

G. PROPERTY PURCHASED: Through a broker Direct from Seller Other (Explain) _____

If purchased through a broker, provide broker's and phone no. _____

Please explain any special terms 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 residence (no. of units: _____) Coop/Own-your-own Manufactured Home
Commercial/Industrial Condominium Unimproved lot
Other (Description: _____)

B. IS THIS PROPERTY INTENDED AS YOUR PERSONAL RESIDENCE? Yes No

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

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

(other than a mobile 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

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 value of the property.

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

William R Eckhart
Nancy A Eckhart

Date: November 15, 2006

Date: November 15, 2006

Print Name of New Owner/Corporate Officer: WILLIAM R. ECKHART and/or NANCY A. ECKHART, trustees, or successor trustee(s) of the ECKHART TRUST DATED NOVEMBER 15, 2006

(Note: The Assessor may contact you for further information)

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).