

RECORDING REQUESTED BY

2008-008576

Klamath County, Oregon



00047905200800085760030034

06/13/2008 08:55:21 AM

Fee: \$31.00

AND WHEN RECORDED MAIL TO

Name Robert McCullough
Street Address 170 Maine St.
City, State Gridley, CA
Zip 95948

Order No. TAX SAME

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Parcel No.

GRANT DEED

The Undersigned Grantor(s) Declare(s)

☐ City/Town of
☒ Unincorporated Area

Documentary Transfer Tax is \$ *nila*

☐ computed on full value of interest or property conveyed, or
☐ full value less value of liens or encumbrances remaining at the time of sale
☐ Monument Fee of \$10.00

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Robert L. McCullough

hereby GRANT(s) to

Robert L McCullough, Robert L McCullough Jr. and Brian L. McCullough

the following real property in the ☐ City of

☒ Unincorporated Area

County of Klamath, State of Oregon

SEE ATTACHED LEGAL DESCRIPTION

Lot 3, Block 45, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 2 in the County of Klamath, State of Oregon

Subject to:

1. Easements recorded November 6, 1951 in Book 254, Page 449
2. An undivided $\frac{1}{2}$ interest in mineral rights recorded in deed September 2, 1933 Volume 101 at page 284
3. Restrictions as shown on the recorded plat of Klamath Falls Forest Estates, Highway Unit Plat No. 2

Document Date:

06-09-08

STATE OF ~~OREGON~~ California } ss:

COUNTY OF BUTTE KLAMATH

On June 9, 2008, before me, Brandy Kopp, Notary Public,

personally appeared

Robert L. McCullough

Robert L. McCullough
Robert L. McCullough

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.

Signature

Brandy Kopp

FOR NOTARY SEAL OR STAMP



MAIL TAX STATEMENTS TO : Same as Above

BTEC/GRANTDEED

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

SELLER/TRANSFEROR: Robert L. McCullough
 BUYER/TRANSFeree: Robert L. McCullough Jr and Brian L
 ASSESSOR'S PARCEL NUMBER(S): McCullough
 PROPERTY ADDRESS OR LOCATION:
 MAIL TAX INFORMATION TO: Name: Robert L. McCullough
 Address: 170 Maine St., Gridley, CA 95948
 Phone Number (8 a.m.-5 p.m.): 530-846-3989

FOR RECORDER'S USE ONLY

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. **You may be responsible for the current or upcoming property taxes even if you do not receive the tax bill.**

The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the KLAMATH ASSESSOR. For further information on your supplemental roll obligation, please call the KLAMATH ASSESSOR at _____.

PART I: TRANSFER INFORMATION (Please answer all questions.)

- | | | |
|-------------------------------------|-------------------------------------|---|
| YES | NO | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. Is this transfer solely between husband and wife (addition of a spouse, death of a spouse, divorce settlement, etc.)? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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)?
Please explain _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | C. Is this document recorded to create, terminate, or reconvey a lender's interest in the property? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | D. Is this transaction recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g. cosigner)?
Please explain _____ |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | E. Is this document recorded to substitute a trustee of a trust, mortgage, or other similar document? |
| <input type="checkbox"/> | <input type="checkbox"/> | F. Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | G. Does this transfer return property to the person who created the joint tenancy (original transferor)? |
| <input type="checkbox"/> | <input type="checkbox"/> | H. Is this transfer of property: |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. to a revocable trust that may be revoked by the transferor and is for the benefit of the <input type="checkbox"/> transferor <input type="checkbox"/> transferor's spouse? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 2. to a trust that may be revoked by the Creator/Grantor who is also a joint tenant, and which names the other joint tenant(s) as beneficiaries when the Creator/Grantor dies? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 3. to an irrevocable trust for the benefit of the <input type="checkbox"/> Creator/Grantor and/or <input type="checkbox"/> Grantor's spouse? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. to an irrevocable trust from which the property reverts to the Creator/Grantor within 12 years? |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | *J. Is this a transfer between <input checked="" type="checkbox"/> parent(s) and children? <input type="checkbox"/> or from grandparent(s) to grandchild(ren)? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | *K. Is this transaction to replace a principal residence by a person 55 years of age or older?
Within the same county? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | *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? <input type="checkbox"/> Yes <input type="checkbox"/> No |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | M. Is this transfer solely between domestic partners currently registered with the California Secretary of State? |

*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. **If you do not file a claim, your property will be reassessed.**

Please provide any other information that will help the Assessor to understand the nature of the transfer. If the conveying document constitutes an exclusion from a change in ownership as defined in

Section 62 of the Revenue and Taxation Code for any reason other than those listed above, set forth the specific exclusions claimed: _____

Please answer all questions in each section. If a question does not apply, indicate with "N/A." Sign and date at bottom of second page.

PART II: OTHER TRANSFER INFORMATION

- A. Date of transfer if other than recording date _____
- B. Type of transfer. (please check appropriate box):
- | | | | | |
|--|--|---|--|--|
| <input type="checkbox"/> Purchase | <input type="checkbox"/> Foreclosure | <input checked="" type="checkbox"/> Gift | <input type="checkbox"/> Trade or Exchange | <input type="checkbox"/> Merger, Stock, or Partnership Acquisition |
| <input type="checkbox"/> Contract of Sale - Date of Contract _____ | | | | |
| <input type="checkbox"/> Inheritance - Date of Death _____ <input type="checkbox"/> Other: (please explain): _____ | | | | |
| <input type="checkbox"/> Creation of Lease | <input type="checkbox"/> Assignment of a Lease | <input type="checkbox"/> Termination of a Lease | <input type="checkbox"/> Sale/Leaseback | |
| <input type="checkbox"/> Date lease began _____ | | | | |
| <input type="checkbox"/> Original term in years (including written option) _____ | | | | |
| <input type="checkbox"/> Remaining term in years (including written option) _____ | | | | |
| Monthly Payment _____ | | Remaining Term _____ | | |
- C. Was only a partial interest in the property transferred? ☐ Yes ☒ No
- If yes, indicate the percentage transferred _____ %

Please write Assessor's Parcel Number(s): _____

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

PART III: PURCHASE PRICE AND TERMS OF SALE

- A. CASH DOWN PAYMENT OR value of trade or exchange (excluding closing costs) Amount \$ _____
- B. FIRST DEED OF TRUST @ _____ % interest for _____ years. Pymts/Mo. = \$ _____ (Prin. & Int. Only) Amount \$ _____
- ☐ FHA (_____ Discount Points) ☐ Fixed rate ☐ New loan
- ☐ Conventional ☐ Variable rate ☐ Assumed existing loan balance
- ☐ VA (_____ Discount Points) ☐ All inclusive D.T. (\$ _____ 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. Pymts/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. Pymts/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 (please 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.

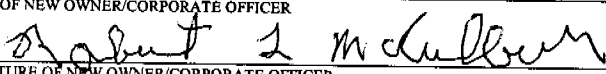
PART IV: PROPERTY INFORMATION

- A. TYPE OF PROPERTY TRANSFERRED:
- ☐ Single-family residence ☐ Agricultural ☐ Timeshare
- ☐ Multiple-family residence (no. of units: _____) ☐ Co-op/Own-your-own ☐ Manufactured home
- ☐ Commercial/Industrial ☐ Condominium ☒ Unimproved lot
- ☐ Other (Description: i.e. timber, mineral, water rights, etc.) _____
- 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.) ☐ Yes ☒ No
- (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 - (please explain): _____
- F. WHAT WAS THE CONDITION OF 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: _____

CERTIFICATION**OWNERSHIP TYPE ()**

- Proprietorship ☐
- Partnership ☐
- Corporation ☐
- Other ☐

I certify that the foregoing is true, correct and complete to the best of my knowledge and belief.
This declaration is binding on each and every co-owner and/or partner.

NAME OF NEW OWNER/CORPORATE OFFICER 		TITLE
SIGNATURE OF NEW OWNER/CORPORATE OFFICER		DATE 6/9/08
NAME OF ENTITY (typed or printed)		FEDERAL EMPLOYER ID NUMBER
ADDRESS (typed or printed)	E-MAIL ADDRESS (optional)	DATE

(Note: The Assessor may contact you for additional 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).