

2011-004544

Klamath County, Oregon



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04/08/2011 10:49:03 AM

Fee: \$52.00

RECORDING REQUESTED BY:

JOSEPH PETER WAHLQUIST and  
LAURIE A. WAHLQUIST

WHEN RECORDED, MAIL TO  
AND MAIL TAX STATEMENTS TO:

Mr. and Mrs. Wahlquist  
1831 Hidden Hills Drive  
Roseville, CA 95661

THIS SPACE FOR RECORDER'S USE ONLY

APN: R-3712-00400-01100-000

The undersigned Grantors declare that this  
conveyance transfers Grantors' interest to

Grantors' Revocable Trust for no consideration.  
This transaction is exempt from the Documentary Transfer Tax pursuant to R & T Code §11930.

## GRANT DEED TO A REVOCABLE TRUST

LAURIE WAHLQUIST AND J. PETER WAHLQUIST, the GRANTORS,

HEREBY GRANT TO

JOSEPH PETER WAHLQUIST and LAURIE A. WAHLQUIST, as co-Trustees of THE WAHLQUIST LIVING  
TRUST, U/A dated February 28, 2011, the GRANTEE,

All of THAT PROPERTY situated in the County of Klamath, State of Oregon, bounded and described as set forth in  
Exhibit "A" (attached hereto and incorporated herein by reference).

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described  
real property; including, but not limited to, the power to convey.

Executed on ~~February~~ <sup>March</sup> 12, 2011, in Sacramento County, CALIFORNIA.

Laurie Wahlquist  
LAURIE WAHLQUIST

J. Peter Wahlquist  
J. PETER WAHLQUIST

STATE OF CALIFORNIA

COUNTY OF ~~SACRAMENTO~~ Placer

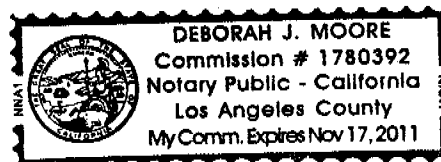
On ~~February~~ <sup>March</sup> 12, 2011, before me, DEBORAH J. MOORE, a Notary Public, personally appeared J. PETER  
WAHLQUIST and LAURIE WAHLQUIST, who proved to me on the basis of satisfactory evidence to be the persons  
whose names are subscribed to the within instrument and acknowledged to me 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.

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.

[SEAL]

Deborah J. Moore  
Signature of Notary Public



## **EXHIBIT A**

Southeast 1/4 of Northwest 1/4 of Section 4, Township 37 South, Range 12 East, W.M.

**TAX PARCEL NUMBER:**

R-3712-00400-01100-000

**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.

**FOR RECORDER'S USE  
ONLY**

THIS REPORT IS NOT A PUBLIC DOCUMENT

SELLER/TRANSFEROR: Joseph Peter Wahlquist and Laurie A. Wahlquist

BUYER/TRANSFeree: The Wahlquist Living Trust

ASSESSOR'S PARCEL NUMBER(S): R-3712-00400-01100-000

PROPERTY ADDRESS OR LOCATION: **Klamath Falls, Oregon**

MAIL TAX INFORMATION TO: 1831 Hidden Hills Drive, Roseville, CA 95661

Phone Number (8 a.m. - 5 p.m.) (916) 773-9087

**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 \_\_\_\_\_ Assessor. For further information on your supplemental roll obligation, please call the Placer 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)?

Please explain

- ☐ ☒ C. Is this document recorded to create, terminate, or re-convey a lender's interest in the property?  
☐ ☒ D. Is this transaction recorded only as a requirement for financing purposes or to create, terminate, or re-convey a security interest (e.g., cosigner)? Please explain

- ☐ ☒ E. Is this document recorded to substitute a trustee of a 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 revocable trust that may be revoked by the transferor and is for the benefit of the ☒ transferor ☐ transferor's spouse?  
☐ ☒ 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?

- ☐ ☒ 3. to an irrevocable trust for the benefit of the ☐ Creator/Grantor and/or ☐ Grantor's spouse?  
☐ ☒ 4. to an irrevocable trust from which the property reverts to the Creator/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 between ☐ parent(s) and child(ren)? ☐ or from grandparent(s) to grandchild(ren)?  
☐ ☒ \*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

- ☐ ☒ 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 would 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):

- ☐ 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 \_\_\_\_\_

☐ Date lease began \_\_\_\_\_

☐ Original term in years (including written options) \_\_\_\_\_

☐ Remaining term in years (including written options) \_\_\_\_\_

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
- 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
- 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 \_\_\_\_\_ / \_\_\_\_\_ / 20\_\_\_\_ or intended occupancy \_\_\_\_\_ / \_\_\_\_\_ / 20\_\_\_\_
- (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 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? \_\_\_\_\_
- 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 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: \_\_\_\_\_

**CERTIFICATION**

## OWNERSHIP TYPE ( )

- Proprietorship ☐
- Partnership ☐
- Corporation ☐
- Other Trust ☒

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

Joseph Peter Wahlquist and Laurie A. Wahlquist

TITLE  
Trustee

## SIGNATURE OF NEW OWNER/CORPORATE OFFICER

*J. Peter Wahlquist* *Laurie Wahlquist*

DATE

3-12-11

## NAME OF ENTITY (typed or printed)

The Wahlquist Living Trust

FEDERAL EMPLOYER ID NUMBER

## ADDRESS (typed or printed)

Mailing: 1831 Hidden Hills Drive, Roseville, CA 95661

## 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).