

2015-000429

Klamath County, Oregon

RECORDING REQUESTED BY:

Jeremiah Raxter, Esq.



00163960201500004290030032

01/16/2015 10:01:46 AM

Fee: \$52.00

WHEN RECORDED MAIL TO:

AND TAX'S
Richard and Sharon Bowman
27250 Murrieta Rd., Spc 365
Sun City, Ca 92586

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: R-3909-002CA-09600-000

TRUST TRANSFER DEED

Grant Deed (excluded from Reappraisal Under Proposition 13, i.e., Calif. Const. Art 13A§t et. Seq.)

The undersigned Grantors(s) declare(s) under penalty of perjury that the following is true and correct:
THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Documentary transfer tax is \$ 0

- ☐ Computed on full value of property conveyed, or ☐ computed on full value less value of liens and encumbrances remaining at time of sale or transfer.
☐ There is no Documentary transfer tax due (state reason and give Code § or Ordinance number)
☐ Unincorporated area: ☒ City of Klamath Falls

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

- ☒ Transfer to a revocable trust;
☐ Transfer to a short-term trust not exceeding 12 years with trustor holding the revision;
☐ Transfer to a trust where the trustor or the trustor's spouse is the sole beneficiary;
☐ Change of trustee holding title;
☐ Transfer from trust to trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.
☐ Other:

GRANTOR(S): Richard Wells Bowman and Sharon Deldre Bowman , Husband and wife as joint tenants
hereby GRANT(S) to Richard Wells Bowman and Sharon Deldre Bowman of The Bowman Family Trust of 2014
the following described real property in the County of Klamath, State of Oregon

Commonly known as 2521 Hope Street, Klamath Falls, OR 97603-0

Legal Described as:

Attached hereto as Exhibit "A"

SIGNATURE ON FOLLOWING PAGE

Dated: 12/18/14

STATE OF CALIFORNIA }
COUNTY OF Riverside }ss

On 12/18/14 before me

Jeremiah Raxter, Notary Public,

personally appeared Richard Bowman and

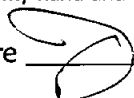
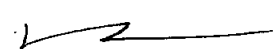
Sharon Bowman

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.

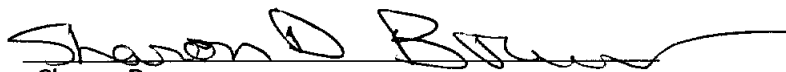
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature


Richard Bowman


Sharon Bowman



(This area for official notarial seal).

79623

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 9 and the S1/2 of the vacated alley adjoining the North line of Tract 9 all in GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion lying within Land Partition 33-00.

Reserving unto the grantor their heirs, successors and assigns, as easement for ingress, egress and public utilities as follows:

Two strips of land, each 30.00 feet in width, being a portion of Tracts 8 and 9 of Gienger Home Tracts and a portion of Parcel 1 and Parcel 2 of Land Partition 33-00, situated in the SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the East line of said Tract 8 from which the Northeast corner thereof bears North 00° 06' 05" East 87.87 feet; thence along the East line of said Tracts 8 and 9 South 00° 06' 05" West 30.00 feet; thence leaving said East line South 89° 44' 00" West 356.66 feet; thence North 00° 16' 00" West 30.00 feet; thence North 89° 44' 00" East 356.85 feet to the point of beginning, excepting therefrom that portion lying within that parcel described in Deed Volume M96, page 16309, with bearings based on County Survey 5681;

Also including the following strip of land 30.00 feet in width: The East 30.00 feet of the West half of Tract 9 of Gienger Home Tracts, excepting therefrom that portion lying within the 30 foot strip previously described above.

Account No.: 3909-002CA-09600-000

Key No.: 518434