

2015-007003

Klamath County, Oregon



00172028201500070030040046

06/30/2015 10:59:27 AM

Fee: \$57.00

This document prepared by )  
(and after recording return to): )  
Name: PAOLO RUBINO )  
Firm/Company: THE DOCUMENT PEOPLE )  
Address: 21904 VENTURA BLVD. )  
Address 2: )  
City, State, Zip: Woodland Hills, CA 91364 )  
Phone: 818.704.9395 )  
Until a change is requested all tax statements shall )  
be sent to the following address: )  
Irene Norma Escalona, trustees )  
8400 Garden Grove Ave. )  
Northridge, CA 91325 )  
Escrow No. N/A )  
Title No. N/A )

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**WARRANTY DEED  
(Individuals to Trust)**

**APN # R402941**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **IRENE N. ESCALONA**, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, convey, and warrant unto **IRENE NORMA ESCALONA, Trustee of The Irene Escalona Living Trust, UTD** JUNE 13, 2015, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

Lot(s) 13, Blocok 107 Klamath Falls Forest Estates Highway 66 Unit, Plat. No. 4 as recorded in Klamath County, Oregon.

And also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property, (including those set forth in the Declaration of Restrictions recorded on the 21<sup>st</sup> day of July 1965 as Document No. 99078, Vol. M 65, Pages 165, Office of the Klamath County Oregon Recorder, all of which are incorporated herein by reference to said Declaration with the same effect as though fully set forth herein.)

Prior instrument reference: Document No. 66130, recorded on July 13<sup>th</sup>, 1972 in the Office of the County of Klamath, Oregon.

The True and Actual Consideration paid for this transfer, stated in terms of dollars, is \$10.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

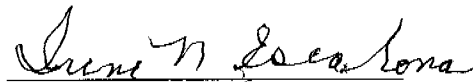
In construing this deed, where the context so required, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2015 shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee.

The property herein conveyed is not a part of the homestead of Grantor.

WITNESS Grantor hand this the 13 day of JUNE, 2015.



Grantor

**IRENE N. ESCALONA**

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate City or County Planning Department to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930.

**Grantor Name and Address:**  
**IRENE N. ESCALONA**  
**8400 Garden Grove Ave.**  
**Northridge, CA 91325**

**Grantee Name and Address:**  
**IRENE NORMA ESCALONA**  
**8400 Garden Grove Ave.**  
**Northridge, CA 91325**

**SEND TAX STATEMENT TO GRANTEE**

A Notary Public or other official completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

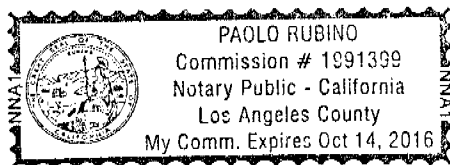
On JUNE 13, 2015, before me, PAOLO RUBINO, a Notary Public, personally appeared **IRENE N. ESCALONA**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

Paolo Rubino

Notary Public



# Application for Exemption from Washington County Transfer Tax

Transfers of real property for which the selling price is thirteen thousand nine hundred ninety-nine dollars (\$13,999.00.) or less. **3.04.030J.13.**

I, IRENE NORMA ESCALONA being first duly sworn, say that I am the (Grantor) (Grantee) (other) GRANTEE. That the transfer of the property recorded as document number \_\_\_\_\_ is exempt under the tax pursuant to the following exemption and required information.

## Required Information:

- 1) The real market value of the real property on the tax roll of the county on the date of the sale.  
U.S. \_\_\_\_\_
- 2) A consideration of less than \$13,999 is stated on your transfer. State the nature of all other consideration involved in the transaction, including other property given in trade and any amount assumed by the buyer (grantee) of the seller's (grantor's) debt.  
TRANSFER FOR NO CONSIDERATION TO GRANTOR'S REVOCABLE LIVING TRUST
- 3) If sold for less than the real market value, since the value is greater than the sale price, state if the difference is a gift. If not, give an explanation of the difference in price. If the difference is a gift, then provide the required information under 3.04.030J.16..  
TRANSFER FOR NO CONSIDERATION - NOT A SALE - FROM INDIVIDUAL TO TRUST
- 4) For documents that are no consideration transfers, state all the names and legal entities of the grantors or sellers.  
IRENE N. ESCALONA
- 5) For documents that are no consideration transfers, state all the names and legal entities of the grantees or buyers.  
IRENE NORMA ESCALONA

No additional consideration was given for this transfer. I understand that this information is available for inspection by the Internal Revenue Service and The Oregon State Department of Revenue.

(Signature) ✕ Irene N Escalona

State of CALIFORNIA

County of LOS ANGELES

Sworn and subscribed to before me this 13 day of June, 2015  
by IRENE NORMA ESCALONA, proved  
to me on the basis of satisfactory  
evidence to be the person  
who appeared before me.

Notary Public for ~~Oregon~~ California  
My Commission Expires 10/14/2016

