

2017-003962

Klamath County, Oregon



00202107201700039620030037

04/17/2017 10:26:47 AM

Fee: \$52.00

PREPARED AND RECORDING REQUESTED BY:

RONDA L. CONNOR
Attorney at Law
Law Offices of Ronda L. Connor
2180 Jefferson Street
Suite 201
Napa, California 94559
(707) 255-2525

WHEN RECORDED, MAIL TO
AND MAIL TAX STATEMENTS TO:

Thomas Randall Callahan, as Trustee
P.O. Box 6649
Napa, CA 94581

THIS SPACE FOR RECORDER'S USE ONLY

Property ID R475532

GRANT DEED TO A REVOCABLE TRUST

3809-032BD-07100-000

The undersigned Grantors declare that this conveyance transfers
Grantors' interest to Grantors' revocable living trust for zero ("0") consideration.
This transaction is exempt from the Documentary Transfer Tax pursuant to R & T §11930.

Documentary Transfer Tax is \$0.00

☒ City of Klamath Falls
☐ Unincorporated Area of _____

THOMAS RANDALL CALLAHAN and MICHELLE MARIE CALLAHAN, husband and wife, the GRANTORS,

HEREBY GRANT TO

THOMAS RANDALL CALLAHAN, as Trustee of THE CALLAHAN FAMILY REVOCABLE TRUST OF 2017, U/A
dated March 11, 2017, the GRANTEE, the following described real property:

As to an undivided 49% interest of : Lot 3 in Block 22 of Original Town of Klamath Falls, Oregon, in the County of
Klamath, State of Oregon. Together with that portion of Center Street vacated which reverted to the property above
described. EXCEPT the following describe property:

Beginning on the Western line of Lot 3, Block 22, Original Town of Klamath Falls, Oregon, at a point thereon 48
feet Northerly from the Southwest corner of said Lot 3; thence Northerly along the said Westerly line of Lot 3 to
Pine Street (vacated); thence Southerly along said center line to an intersection with a line running parallel with
Main Street from the point of beginning; thence Westerly along said line parallel with Main Street to the point of
beginning.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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.

Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if
any, under ORS 195.300, 195.301 and 195.305 to 195.336 and Sections 5 to 11, Chapter 424, Oregon Laws 2007. This
instrument does 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 that the unit of land being transferred is a lawfully
established lot or parcel, as defined in ORS 92.010 or 215.010, to verify the approved uses of the lot or parcel, to
determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930 and to inquire about the
rights of neighboring property owners, if any under ORS 195.300, 195.301 and 195.305 to 195.336 and sections 5 to 11,
Chapter 424, Oregon laws 2007.

TAX PARCEL NUMBER: Property ID R475532

BY SIGNATURE HERETO, IT IS THE EXPRESS INTENT OF THE GRANTORS HEREIN TO MERELY CHANGE THE MANNER IN WHICH THEY VEST TITLE TO TRUSTEE OF THEIR REVOCABLE TRUST. SAME IS BEING DONE WITHOUT CONSIDERATION.

Executed on March 23, 2017, in Napa County, California.

Thomas Randall Callahan
THOMAS RANDALL CALLAHAN

Michelle Marie Callahan
by Thomas Randall Callahan
MICHELLE MARIE CALLAHAN BY
THOMAS RANDALL CALLAHAN, HER POA
ATTORNEY IN FACT

A notary public or other officer 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 NAPA

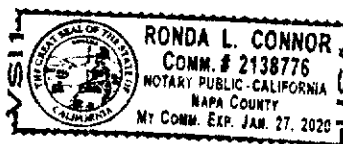
On March 23, 2017, before me, RONDA L. CONNOR, a Notary Public, personally appeared THOMAS RANDALL CALLAHAN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in 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.

Ronda L Connor

Notary Public Signature



Notary Public Seal

EXHIBIT A

As to an undivided 49% interest of : Lot 3 in Block 22 of Original Town of Klamath Falls, Oregon, in the County of Klamath, State of Oregon. Together with that portion of Center Street vacated which reverted to the property above described. EXCEPT the following described property:

Beginning on the Western line of Lot 3, Block 22 of the Original Town of Klamath Falls, Oregon, at a point thereon 48 feet Northerly from the Southwest corner of said Lot 3; thence Northerly along the said Westerly line of Lot 3 to Pine Street; thence Easterly along the Southerly line of Pine Street to the center line of Lot 3 to Pine Street; thence Southerly along said center line to an intersection with a line running parallel with Main Street from the point of beginning; thence Westerly along said parallel with Main Street to the point of beginning.

and more commonly known as 119 Ewauna Street, Klamath Falls, Oregon.

TAX PARCEL NUMBER: R475532