

2017-004222

Klamath County, Oregon



00202415201700042220030032

04/24/2017 11:51:43 AM

Fee: \$52.00

Recording requested by:
MARY V. STALLINGS,
SURVIVING TRUSTEE
6137 DEL ORO RD.
GRANITE BAY, CA 95746

Mail tax statements to:
SAME AS ABOVE
When recorded, mail to:
SAME AS ABOVE

GRANT DEED

The undersigned grantor declare
Documentary transfer tax is \$0.00 — Grantee is a trust for the benefit of the grantor
City tax \$0.00

[x] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Mary V. Stallings, the claiming successor of the Estate of Robert D. Stallings,
hereby GRANTS to
Mary V. Stallings, as Surviving Trustee and any successor trustees of the Stallings Family Trust,
dated February 24, 1999, (a certified abstract attached hereto as EXHIBIT "A" and made part hereof)

the following described real property in the County of Klamath, State of Oregon:
LOT 9, BLOCK 7, KLAMATH FOREST ESTATES, 1ST ADDITION RECORDED IN KLAMATH
COUNTY, OREGON (R262931-R-3510-022CO-0100)

Dated: 4-17-17

Mary V. Stallings
MARY V. STALLINGS, Claiming Successor
of the Estate of Robert D. Stallings

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NOTARY ACKNOWLEDGMENT

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

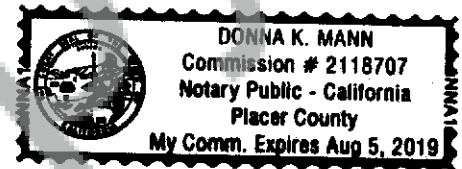
County of Placer

On April 17, 2014 before me, DONNA K. MANN, Notary Public (here insert name and title of the officer), personally appeared MARY V. Stallings, 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 Donna K. Mann (Seal)



**Certified Abstract Of Living Trust Declaration
Trustee Certification and Attorney Certification
Stallings Family Trust Dated February 24, 1999**

I. Establishment of Trust.

Robert D. Stallings and Mary V. Stallings, Trustors (Settlers) and Trustees, have executed a Living Trust Declaration on February 24, 1999, establishing the Stallings Family Trust, which trust is not of record in any court.

II. Beneficiaries.

The present beneficiaries under the terms of said Living Trust Declaration are the Trustors.

III. Trustees.

The initial Trustees of this trust shall be Robert D. Stallings and Mary V. Stallings.

Successor Trustees of this Trust are, as of the date of signing this Trust:

1. Webb R. Stallings

2. Ann M. Stallings

IV. Powers of Trustee.

The Trustee is vested with and has all the rights, duties, powers and privileges which an absolute owner of property would have. The powers and authority of the Trustee with respect to the trust property are listed in full in the Stallings Family Trust dated February 24, 1999, and include, but are not limited to:

1. Power to Appoint Agents.

The Trustee specifically has the power to appoint agents, including but not limited to a power of attorney.

V. Federal Identification Number.

Treasury Regulations that apply to the Stallings Family Trust specify that, while the Trustors are acting as Trustees, the Trustors' Social Security numbers shall be used for Federal Identification Number purposes. At such time as the Trustors are no longer acting as Trustees or at such time as a portion of the trust becomes irrevocable, a Federal Identification Number will be required. In Witness Whereof, I have signed this Certified Abstract of Living Trust Declaration on February 24, 1999.

Robert D. Stallings
Robert D. Stallings, as Trustor and as Trustee

Mary V. Stallings
Mary V. Stallings, as Trustor and as Trustee

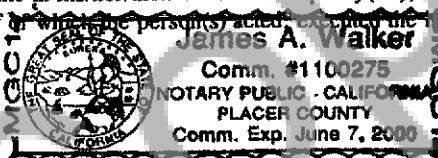
State Of California

County of Placer

) ss

On February 24, 1999, before me, the undersigned, personally appeared Robert D. Stallings and Mary V. Stallings, personally know to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names(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.

WITNES my hand and official seal.



VI. Attorney's Certification.

The undersigned, attorney for Robert D. Stallings and Mary V. Stallings, as Trustors and Trustees of the Stallings Family Trust dated February 24, 1999, hereby certifies that said Trust is a Revocable Trust and that said Trust has been executed. In said attorney's opinion, Treasury Regulations that apply to the Trust do not require a separate employer identification number at that time. Additionally, in said attorney's opinion, the Trust is designed in such a way that a transfer of real property to the trustees does not change equitable ownership, therefore, it comes within the exempt provisions for assessor's re-evaluation purposes.

THE TITLE ON COMMUNITY ASSETS SHOULD NOW READ
Robert D. Stallings and Mary V. Stallings, Trustees of the Stallings Family Trust dated February 24, 1999
THE TITLE ON SEPARATE PROPERTY ASSETS SHOULD NOW READ
(The owner's name), Trustee of the Stallings Family Trust dated February 24, 1999

The other spouse should be the primary beneficiary on pre-tax accounts such as IRA, 401(k), deferred compensation accounts, annuities, and other tax-free accounts. The other spouse should also be primary beneficiary on life insurance policies. The Trust should then be designated as the secondary beneficiary as follows:

The Trustees of the Stallings Family Trust dated February 24, 1999 or Successor(s) in Trust as Trustee(s)

Dated: February 24, 1999