

2018-014734

Klamath County, Oregon

12/10/2018 08:40:01 AM

Fee: \$97.00

COVER PAGE FOR OREGON DOCUMENTS

Grantor: Timothy J. Callahan

Grantor's Mailing Address: 9619 Cossa Street, Ventura, California 93004

Grantee: Timothy J. Callahan and Jean A. Callahan, Trustees of the Callahan Family Trust,
dated August 20, 2018

Grantees Mailing Address: 9619 Cossa Street, Ventura, California 93004

Type of Document to be Recorded: WARRANTY DEED

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE
WHOLE CONSIDERATION

Prior Recorded Document Reference: Affiant's Deed: Recorded March 11, 2011; Doc. No.
2011-u03447

Tax Account Number: R-3614-01900-01200-000

Until a change is requested, all Tax Statements shall be sent to the following address:

Timothy J. Callahan, Trustee, et al
9619 Cossa Street
Ventura, CA 93004

After Recording Return To:

uDeed, LLC - 87891
9041 South Pecos Road, Suite 3900
Henderson, NV 89074

Prepared By:

Timothy J. Callahan
9619 Cossa Street
Ventura, CA 93004

WARRANTY DEED

TITLE OF DOCUMENT

Timothy J. Callahan, Grantor, conveys and warrants to **Timothy J. Callahan and Jean A. Callahan, Trustees of the Callahan Family Trust, dated August 20, 2018**, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of **Klamath**, State of **Oregon**:

THE S 1/2 OF THE N 1/2 OF THE SE 1/4 OF THE SW 1/4 LESS THE ROAD OF SECTION 19, TOWNSHIP 36, RANGE 14, KLAMATH COUNTY, OREGON.

SUBJECT TO RESERVATIONS AND RESTRICTIONS OF RECORD, LIENS, EASEMENTS AND RIGHTS OF WAY OF RECORD AND THOSE APPARENT ON THE LAND.

Tax Account No.: **R-3614-01900-01200-000**

Prior Recorded Document Reference: **Affiant's Deed: Recorded March 11, 2011; Doc. No. 2011-u03447**

Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements
 now of Record, if any

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed, and

none

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 26 day of September, 2018. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

Tim Callahan

Timothy J. Callahan

STATE OF California
COUNTY OF Ventura ss

This instrument was acknowledged before me this _____ day of _____, 20____, by **Timothy J. Callahan**.

NOTARY STAMP/SEAL

Before Me: _____

NOTARY PUBLIC- STATE OF _____

My Commission Expires: _____

See attached

CALIFORNIA CERTIFICATE OF 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 Ventura)

On September 26, 2018 before me, Elyce Marie Mock
(here insert name and title of the officer)

personally appeared Tim Callahan

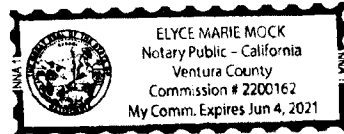
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.

Signature

Elyce Marie Mock



(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Warranty Deed

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-Fact
☐ Corporate Officer(s) _____ Title(s) _____

☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer(s) Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)
☐ _____