

2019-000454

Klamath County, Oregon



00234504201900004540040045

01/15/2019 03:10:21 PM

Fee: \$97.00

BARGAIN AND SALE DEED

Thomas Cantu, Successor Trustee
Grantor

Thomas Cantu
17935 Tramonto Drive
Pacific Palisades, CA 90272
Grantee

After recording return to and
Send tax statements to:
Grantee

KNOW ALL MEN BY THESE PRESENTS, that THOMAS CANTU, Successor Trustee of the James Patrick Cantu Revocable Trust, hereinafter called Grantor for the consideration hereinafter stated, does hereby grant, bargain sell and convey to THOMAS CANTU and CHRISTINA CANTU, as Tenants in Common, hereinafter called grantee, and unto grantees' heirs, successors and assigns all of their interest in that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in any way appertaining to the following described real property herein in Klamath County, Oregon. to-wit:

Lot 11 in Block 1 of TRACT NO. 1085, COUNTRY GREEN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon


MAP/TAX NO. 3909-013AA-02200-000

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is other than money.

Dated this 13th day of December, 2018.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Thomas Cantu, Successor Trustee

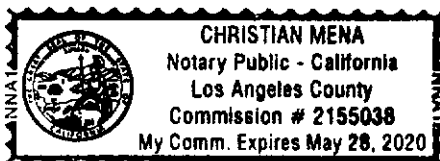
STATE OF CALIFORNIA)
) ss.
County of Los Angeles

On this 10th day of January, 2019, before me, Personally appeared, Thomas Cantu, Successor Trustee of the James Patrick Cantu Revocable Trust, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

(SEAL)


Notary Public for California

My Commission Expires: 05/28/2020



CALIFORNIA ALL-PURPOSE 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 Los Angeles }

On 1-10-19 before me, Christian Mena Notary Public
(Here insert name and title of the officer)

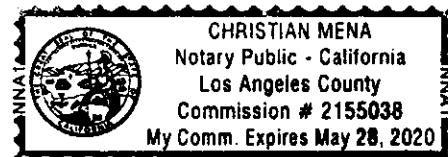
personally appeared Thomas Cantu
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s)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

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Buyer and Seller Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 1-10-19

CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he she they is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

1703291

1 TROY WERNER SBN 265907
2 RANDY D. GRUEN SBN 105729
3 THE WERNER LAW FIRM
4 27257 1/2 Camp Plenty Road
5 Santa Clarita, CA 91351
6 TEL: (661) 252-9022
7 FAX: (661) 252-9044

8 Attorneys for Petitioner,
9 Thomas Cantu

FILED
Superior Court of California
County of Los Angeles

JUL 16 2018

Sherri R. Cantu, Executive Officer/Clerk
By C. T. C. Deputy
Cynthia Piedra

10 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
11 **FOR THE COUNTY OF LOS ANGELES**

12 In Re:)
13 The James Patrick Cantu Revocable Trust)
14)
15)
16)
17)

Case No. 17STPB04802

**ORDER APPOINTING THOMAS CANTU
AS SUCCESSOR TRUSTEE**

Hearing Date: October 24, 2017
Time: 8:30 a.m.
Dept: 5

18 **TO ALL PARTIES AND TO THEIR ATTORNEYS OF RECORD:**
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20 On October 24, 2017 THOMAS CANTU's Petition for Appointment as Successor Trustee
21 came on regularly for hearing in Department 5 of the above entitled court before the Honorable
22 Maria E. Stratton, Judge of the Superior Court. The Werner Law Firm appeared on behalf of
23 Thomas Cantu.
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1 Evidence being presented and good cause appearing, the court made the following Orders:

2 1. That Thomas Cantu be appointed as Successor Trustee of the James Patrick Cantu
3 Revocable Trust; and

4 2. That Thomas Cantu post bond in the amount of \$61,000.00;

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6 IT IS SO ORDERED, ADJUDGED AND DECREED:

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9 Dated: 7.16.18

Maria E. Stratton
10 MARIA E. STRATTON
11 LOS ANGELES SUPERIOR COURT
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