

2019-001538

Klamath County, Oregon

PREPARED AND RECORDING REQUESTED BY:

RONDA L. CONNOR  
*Attorney at Law*  
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Suite 201  
Napa, California 94559  
(707) 255-2525



00235866201900015380020029

02/20/2019 09:19:22 AM

Fee: \$87.00

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 475587

**GRANT DEED**

The undersigned Grantor declares that this conveyance transfers  
Grantor's interest to Grantor's 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**

☒ County of Klamath

☐ Unincorporated Area of \_\_\_\_\_

GRANTOR,

THOMAS RANDALL CALLAHAN, as Trustee of THE CALLAHAN FAMILY REVOCABLE TRUST OF 2017, U/A  
dated March 11, 2017,

HEREBY GRANTS TO

THOMAS RANDALL CALLAHAN, as Trustee of THE MICHELLE M. CALLAHAN DECEDENT TRUST, dated May  
15, 2018, the GRANTEE, the following described real property:

the following described real property in the County of Klamath and State of Oregon set forth herein:

Lot 7, Block 21 of ORIGINAL TOWN OF LINKVILLE, NOW CITY OF KLAMATH FALLS, according to the official  
plat therein on file in the office of the County Clerk, Klamath County, Oregon.

Said property is commonly known as 76 Pine Street

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.

TAX PARCEL NUMBER: Property ID 475587

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.

[Signatures on next page]

Executed on February 12, 2019, in Napa County, California.

Thomas Randall Callahan  
THOMAS RANDALL CALLAHAN, TRUSTEE

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

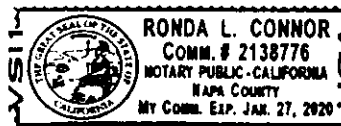
On February 12, 2019, before me, RONDA L. CONNOR, a Notary Public, personally appeared THOMAS RANDALL CALLAHAN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same 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