

2021-000696

Klamath County, Oregon



00272387202100006960020025

01/15/2021 11:47:38 AM

Fee: \$87.00

RECORDING REQUESTED BY:

HOWARD R. HAWKINS

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO
David Carl Johnson & Connie Jean Johnson
545 E. Payson Street
San Dimas, CA 91773

Order No.:

Escrow No.:

A.P.N. R549525 Map: 3909-011AD-00100

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

TRUST TRANSFER DEED

GRANT DEED EXCLUDED FROM REAPPRAISAL UNDER PROPOSITION 13, EXEMPT FROM TRANSFER TAX & ETS

THE UNDERSIGNED GRANTOR(S) DECLARE(S) UNDER PENALTY OF PERJURY THAT THE FOLLOWING IS TRUE AND CORRECT:

DOCUMENTARY TRANSFER TAX IS \$ None

☐ Computed on full value of property conveyed, or ☐ computed on full value less value of liens or encumbrances remaining at time of sale or transfer

☒ There is no Documentary transfer tax due. (state reason and give Code § or Ordinance number)

This conveyance transfers an interest into a living trust, R&T11930

☐ Unincorporated area: ☒ city of Klamath Falls AND

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

☒ Transfer to a revocable trust; ☐ Transfer to a short-term trust not exceeding 12 years with Trustor holding the reversion;

☐ Transfer to a trust where the Trustor or the Trustor's spouse is the sole beneficiary; ☐ Change of trustee holding title;

☐ Transfer from trust to Trustor or Trustor's spouse where prior transfer to trust was excluded from reappraisal and for a valuable consideration, receipt of which is acknowledged.

☐ Other:

GRANTOR(S): CONNIE J. JOHNSON, a married woman as her sole and separate property

hereby GRANT(S) TO: DAVID CARL JOHNSON and CONNIE JEAN JOHNSON, Trustees of the DAVID CARL JOHNSON and CONNIE JEAN JOHNSON TRUST OF 2018 dated October 15, 2018

the following described real property in the City of Klamath Falls

County of Klamath, State of Oregon: ~~State of California~~

See legal description attached as Exhibit "A".

Commonly known as 5756 Leland Drive, Klamath Falls, Oregon.

Dated: June 22, 2020

CONNIE J. JOHNSON

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 6/22/2020 before me, Myra Carlos, a Notary Public

(HERE INSERT NAME AND TITLE OF THE OFFICER)

personally appeared CONNIE J. JOHNSON

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

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE (SEAL)

Same as above.

NAME

STREET ADDRESS

CITY, STATE & ZIP

EXHIBIT "A"

Lot 1, Block 2, SUBDIVISION OF TRACTS 2B and 3, HOMEDALE, in the County of Klamath, State of Oregon, less that portion described as follows:

Beginning at a point on the Southwesterly right of way line of Leland Drive which point is North 52° 38' West 92.5 feet from the Northeast corner of said Lot 1, thence continuing North 52° 38' West 104.1 feet to the Northwest corner of said Lot 1; thence South 2° 38' West along the West line of said Lot 1, 227.6 feet to the Southwest corner of said Lot 1; thence South 83° 7' East along the South line of said Lot 1, 81.8 feet; thence Northerly 174 feet, more or less to the point of beginning.

Subject to:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Right of Way Deed from M.G. MacNevin, et us, to The California Oregon Power Company, recorded May 14, 1931, in Volume 95, Page 288, Deed Records of Klamath County, Oregon, for water mains and pipe lines.
5. Reservations, restrictions and easements, as contained in Deed from M.G. MacNevin, a single man to O.W. Nordquist and Helen R. Nordquist, husband and wife, recorded in Volume 197, page 16, Deed Records of Klamath County, Oregon, including but not limited to the following:

Subject to all claims of the Enterprise Irrigation District for the construction of canals for water for irrigation purposes also subject to right of way easement along the boundary lines for domestic water pipes to the California Oregon Power Company.

The Grantors reserve the right to enter upon and construct and maintain ditches and canals and pipelines for irrigation and domestic purposes and divert irrigation water over and across above described property so that adjoining properties may obtain the use of the irrigation and domestic water.

6. Reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.