

WHEN RECORDED, MAIL TO
AND RECORDING REQUESTED BY:

Dave Valencia LDA
448 Redcliff Dr. Ste 228
Redding, CA 96002

2022-007393
Klamath County, Oregon



00301707202200073930050051

06/14/2022 10:05:59 AM

Fee: \$102.00

MAIL TAX STATEMENTS TO:

The Souza Living Trust
PO BOX 493909
Redding, CA 96049

APN: R-3510-034B0-00700-000

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

GRANT DEED TO A REVOCABLE TRUST

The undersigned Grantor declares that this conveyance transfers Grantor's interest to
Grantor's revocable living trust for zero ("0") consideration
This conveyance transfers an interest into or out of a Living Trust, R & T §11930.

Documentary Transfer Tax is \$0.00

☐ City of _____
☒ Unincorporated Area of Klamath County

LAURETTA B SOUZA, an unmarried woman, the GRANTOR,

HEREBY GRANTS TO


LAURETTA BARBARA SOUZA, as Trustee of THE SOUZA LIVING TRUST, U/A dated November 17, 2021, the
GRANTEE,

The following described real property in the County of Klamath, State of California, which property is bounded and
described as set forth in Exhibit "A" (attached hereto and incorporated herein by reference).

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.

Executed on November 17, 2021, in Shasta County, California.


LAURETTA B SOUZA

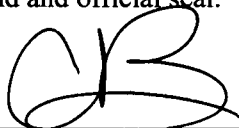
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SHASTA

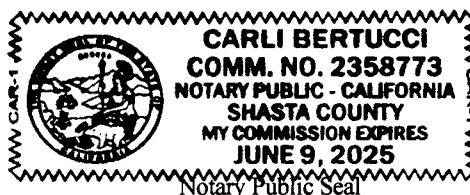
On November 17th, 2021, before me, Carli Bertucci, a Notary Public, personally appeared LAURETTA B SOUZA, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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.



Notary Public Signature



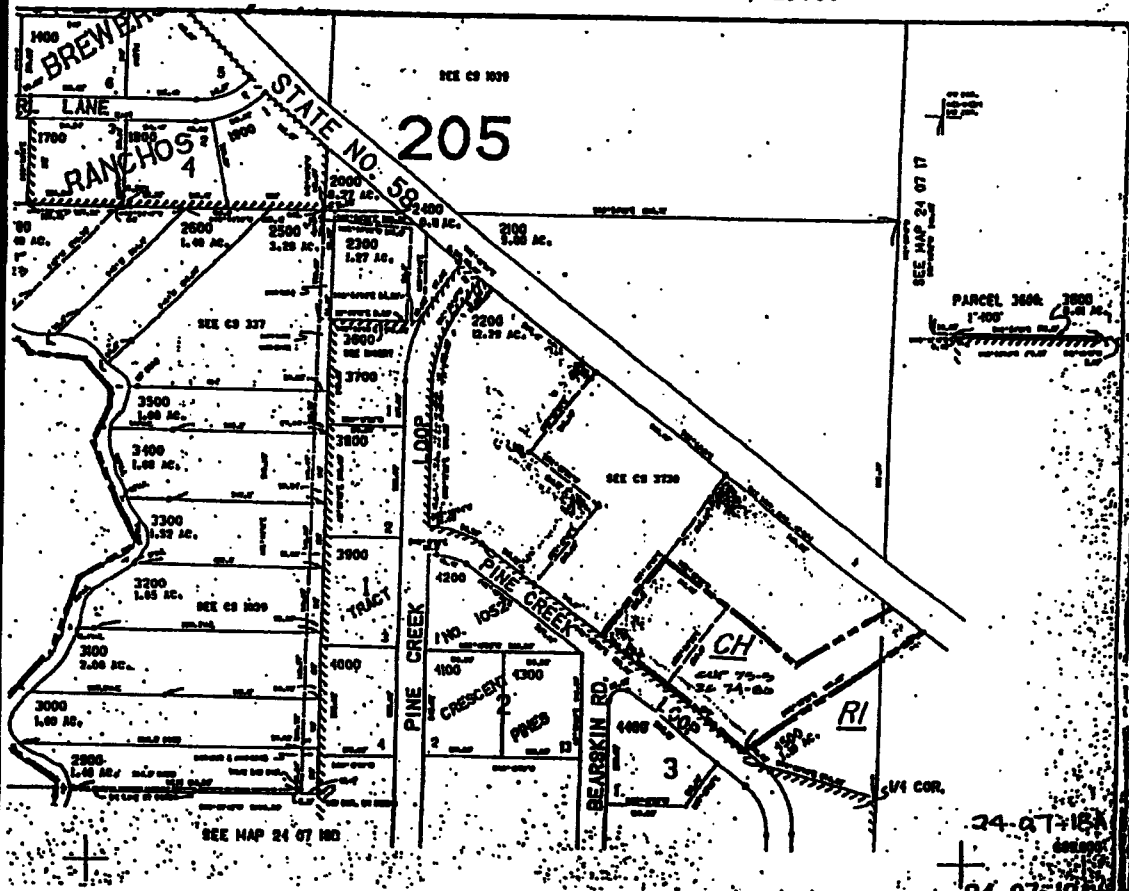
Lot 17, Block 51, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, However, to reservations and restrictions as contained in plat dedication, to-wit: "Subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities, and to all easements and reservations of record.

That portion of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, in the County of Klamath, described as follows:

Commencing at the Northwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 18, Township 24 South, Range 7 East of the Willamette Meridian; thence South along the common line between the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NE $\frac{1}{4}$ 245 feet to the point of beginning; thence at right angles South 88° 59' 09" East 198.00 feet to a point; thence North 1° 00' 51" East 3.20 feet; thence South 89° 54' 39" East 24.93 feet; thence North 35° 35' 09" East 162.10 feet to a point on the State Highway right of way line; thence Southeasterly along said right of way line to the Section line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence South along said Section line to the South line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence West along the South line of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ to a point 38.06 feet East of the 1/16th line; thence North 00° 18' 41" East to a point 24.93 feet East of the point of beginning; thence North 88° 59' 09" West 24.93 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM, those portions lying on the West and Southwest of Pine Creek Loop, and any portions lying within Tract No. 1052, Crescent Pines, and that property deeded to Leonard W. Miles and Bernice M. Miles, husband and wife, in deed Volume M-76 at page 9544, recorded June 24, 1976.



PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by transferee (buyer) prior to transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A *Preliminary Change of Ownership Report* must be filed with each conveyance in the County Recorder's office for the county where the property is located.

NAME AND MAILING ADDRESS
(Make necessary corrections to the printed name and mailing address)

The Souza Living Trust
PO BOX 493909
Redding, CA 96049

ASSESSOR'S PARCEL NUMBER

R-3510-034B0-00700-000

SELLER/TRANSFEROR

Lauretta B Souza

BUYER'S DAYTIME TELEPHONE NUMBER

530-604-9050

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

☐ YES ☒ NO

This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.

MO DAY YEAR

☐ YES ☐ NO

Are you a disabled veteran or a unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?

MAIL PROPERTY TAX INFORMATION TO (NAME)

The Souza Living Trust

ADDRESS

PO BOX 493909

CITY

Redding

STATE

CA

ZIP CODE

96049

PART 1: TRANSFER INFORMATION

Please complete all statements

This section contains possible exclusions from reassessment for certain types of transfers.

YES NO

- ☐ ☒ A. This transfer is solely between spouses (*addition of a spouse, death of a spouse, divorce settlement, etc.*).
- ☐ ☒ B. This transfer is solely between domestic partners currently registered with the California Secretary of State (*addition or removal of a partner, death of a partner, termination settlement, etc.*).
- ☐ ☒ *C. This is a transfer between ☐ parent(s) and child(ren)? ☐ from grandparent(s) to grandchild(ren).
- ☐ ☒ *D. This transfer is the result of a cotenant's death. Date of death _____
- ☐ ☒ *E. This transaction is to replace a principal residence by a person 55 years of age or older.
Within the same county? ☐ YES ☐ NO
- ☐ ☒ *F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5? Within the same county? ☐ YES ☐ NO
- ☐ ☒ G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (*e.g., a name change upon marriage*).
If YES, please explain: _____
- ☐ ☒ H. The recorded document creates, terminates, or re-conveys a lender's interest in the property.
- ☐ ☒ I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or re-convey a security interest (*e.g., cosigner*). If YES, please explain: _____
- ☐ ☒ J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- ☐ ☒ K. This is a transfer of property:
- ☒ ☐ 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of
☒ the transferor, and/or ☐ transferor's spouse ☐ registered domestic partner.
- ☐ ☒ 2. to/from an irrevocable trust for the benefit of the
☐ the creator/grantor/trustor, and/or ☐ grantor/trustor's spouse ☐ grantor/trustor's registered domestic partner.
- ☐ ☒ L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- ☐ ☒ M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
- ☐ ☒ N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations.
- ☐ ☒ *O. This transfer is to the first purchaser of a new building containing an active solar energy system.
- ☐ ☒ *P. Other. This transfer is to _____

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

PART 2: OTHER TRANSFER INFORMATION*Check and complete as applicable*

- A. Date of transfer if other than recording date: _____
- B. Type of transfer (please check appropriate box):
☐ Purchase ☐ Foreclosure ☐ Gift ☐ Trade or exchange ☐ Merger, stock, or partnership acquisition (Form BOE-100-B)
☐ Contract of Sale. Date of Contract: _____ ☐ Inheritance. Date of Death: _____
☐ Sale/leaseback ☐ Creation of a lease ☐ Assignment of a lease ☐ Termination of a lease. Date lease began: _____
 Original term in years (including written options): _____ Remaining term in years (including written options): _____
☒ Other. Please explain: _____
- C. Only a partial interest in the property was transferred: ☐ YES ☐ NO If YES, indicate the percentage transferred: _____ %

PART 3: PURCHASE PRICE AND TERMS OF SALE*Check and complete as applicable*

- A. Total purchase price. \$ _____
- B. Cash Down Payment or value of trade or exchange excluding closing costs Amount \$ _____
- C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
☐ FHA (____ Discount Points) ☐ Cal-Vet ☐ VA (____ Discount Points) ☐ Fixed rate ☐ Variable rate
☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller
☐ Balloon payment \$ _____ Due date: _____
- D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
☐ Fixed rate ☐ Variable rate ☐ Bank/Savings & Loan/Credit Union ☐ Loan carried by seller
☐ Balloon payment \$ _____ Due date: _____
- E. Was an Improvement Bond or other public financing assumed by the buyer? ☐ YES ☐ NO Outstanding balance \$ _____
- F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ _____
- G. The property was purchased: ☐ Through a broker. Broker name: _____ Phone Number: (____) _____
☐ Direct from seller ☐ From a family member
☐ Other: Please explain: _____
- H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

PART 4: PROPERTY INFORMATION*Check and complete as applicable*

- A. Type of property transferred
☒ Single-family residence ☐ Co-op/Own-your-own ☐ Manufactured home
☐ Multiple-family residence. Number of units: _____ ☐ Condominium ☐ Unimproved lot
☐ Other. Description: (i.e., timber, mineral, water rights, etc.) ☐ Timeshare ☐ Commercial/Industrial
- B. ☐ YES ☒ NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club membership, etc. Attach list if available.
 If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____
- C. ☐ YES ☒ NO A manufactured home is included in the purchase price.
 If YES, enter the value attributed to the manufactured home: \$ _____
☐ YES ☒ NO The manufactured home is subject to local property tax. If NO, enter the decal number: _____
- D. ☐ YES ☒ NO The property produces rental or other income.
 If YES, is the income from: ☐ Lease/rent ☐ Contract ☐ Mineral rights ☐ Other: _____
- F. The condition of the property at the time of sale was: ☐ Good ☒ Average ☐ Fair ☐ Poor
 Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER

DATE

TELEPHONE

November ____, 2021

530-604-9050

NAME OF BUYER/TRANSFEREE LEGAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT)

TITLE

E-MAIL ADDRESS

Lauretta Barbara Souza

Trustee

The Assessor's office may contact you for additional information regarding this transaction.