

2024-006975

Klamath County, Oregon



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08/12/2024 12:05:47 PM

Fee: \$92.00

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
DROBNY LAW OFFICES, INC./RH**
A Professional Corporation
4180 Truxel Road, Suite 100
Sacramento, CA 95834

MAIL TAX STATEMENTS TO:
John Callahan, Trustee
11960 Rising Road
Wilton, CA 95693

Grantor:
John T. Callahan IV
11960 Rising Road
Wilton, CA 95693

Grantee:
John Callahan, Trustee
11960 Rising Road
Wilton, CA 95693

WARRANTY DEED

The undersigned grantors declare: "This conveyance transfers the grantors' interest into their revocable living trust."
() Unincorporated area: () City of _____, and
FOR NO CONSIDERATION,

John T. Callahan IV, Grantor, hereby CONVEYS and WARRANTS to JOHN CALLAHAN, Trustee
of THE JOHN CALLAHAN FAMILY TRUST dated August 1, 2024, Grantee, all right, title and interest
in and to the following described real property:

LEGAL DESCRIPTION: The E1/2 of the W1/2 of the SW1/4; the E1/2 of the of the SW1/4 and the
W1/2 of the W1/2 of the SE1/4 of Section 20, Township 35 South, Ranch 13 East of the Willamette Meridian,
Klamath County, Oregon.

APN: R295674

The true consideration for this conveyance is \$0.

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

855, OREGON LAWS 2009.

DATED: August 1, 2024



John T. Callahan IV

Unofficial
Copy

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 Sacramento

On August 1, 2024 before me, Anne Rosenthal, a Notary Public
(insert name and title of the officer)

personally appeared John T. Callahan IV,
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



(Seal)

