

**2019-008504**

**Klamath County, Oregon**

**07/26/2019 03:47:02 PM**

**Fee: \$112.00**

Document prepared by:

SE Holdings, LLC, 9450 SW Gemini Dr #42281, Beaverton, OR 97008

Mail recorded document to:

SE Holdings, LLC, 9450 SW Gemini Dr #42281, Beaverton, OR 97008

Send all future tax statements to:

SE Holdings, LLC, 9450 SW Gemini Dr #42281, Beaverton, OR 97008

Parcel ID#: R-3711-027A0-03100 & R-3711-015A0-02400

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**WARRANTY DEED**  
**(Pursuant to ORS 93.850)(2)**

THIS WARRANTY DEED, made this 24th day of July, 2019, by and between:

Harley E. Sandhagen and Gloria M. Sandhagen, as Trustees of the Harley E. and Gloria M. Sandhagen Living Trust  
16069 Wilma Dr, Salinas, CA 93907

("grantor"), and

SE Holdings, LLC, An Oregon Limited Liability Company  
9450 SW Gemini Dr #42281  
Beaverton, OR 97008

("grantee"). THE GRANTOR, for the true and actual consideration of \$3500.00

Three Thousand Five Hundred Dollars

(Here comply with the requirements of ORS 93.030.)

The receipt of which is hereby acknowledged, conveys and warrants unto the grantee the following described real property, situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein: (Enter Legal Description)

Lot: 51 Block: 97 District 6K80 Subdivision KLAMATH FALLS FOREST ESTATES HWY66 PLAT 4  
Lot: 7 Block: 76 District 6K80 Subdivision KLAMATH FALLS FOREST ESTATES HWY66 PLAT 4

Source of Title:

Quitclaim Deed dated May 8, 2006

Document # M06-08987

Commonly known as: None

(If there are to be exceptions to the covenants described in ORS 93.850 (2)(c), here insert such exceptions.)

Subject to Right of Access Granted by Document # 2013-004525

Recorded 04/29/2013

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Signed, sealed and delivered in presence of:

Signature: Harley E. Sandhagen Trustee  
 Print Name: Harley E. Sandhagen  
 Capacity: Trustee

Signature: Gloria M. Sandhagen Trustee  
 Print Name: Gloria M. Sandhagen  
 Capacity: Trustee

Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Capacity: \_\_\_\_\_

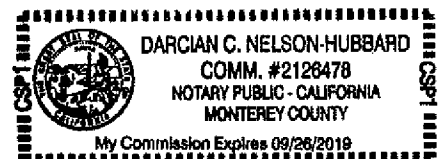
STATE OF California }  
 COUNTY OF Monterey }

On this 26 of July, 2019 before me, a notary public, personally appeared Harley E. Sandhagen and Gloria M. Sandhagen, as Trustees of the Harley E. and Gloria M. Sandhagen Living Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged to me he/she/they freely executed the same.

Witness my hand and seal

Darcian C. Nelson-Hubbard  
 Notary Public  
Darcian C. Nelson-Hubbard, Notary Public  
 Print name  
09/26/2019  
 My commission expires on

[SEAL]



## Exhibit A

Trust Documents Attached Hereto

## **DECLARATION OF LIVING TRUST**

HARLEY E. SANDHAGEN and GLORIA M. SANDHAGEN, herein called "Settlors", transfer and deliver to HARLEY E. SANDHAGEN and GLORIA M. SANDHAGEN, as "Trustees", without consideration, all of the property described in Exhibit "A" attached hereto and made a part hereof by reference.

All property from time to time subject to this instrument, including the property in Exhibit "A" is called the Trust Estate.

This Trust shall be known as the "HARLEY E. AND GLORIA M. SANDHAGEN LIVING TRUST".

All property transferred to the Trust is the community property of the Settlers. If released from the Trust, it will be transferred to the Settlers in the same character as it was received, namely as community property.

This Trust does not include assets which are Individual Retirement Accounts or any other pension benefits for the benefit of either Settlor. It also does not include property which, by nature of its title, provides for transfer of title without Court Order.

### **1.0 DESIGNATION OF BENEFICIARIES**

1.1 This Living Trust has as its main beneficiaries the Settlers.

1.2 The three (3) children of the Settlers are remaindermen beneficiaries together with their issue by right of representation.

1.3 At the time of executing this Trust, Harley E. and Gloria M. Sandhagen reside at 19069 Wilma Drive, Salinas, California 93907. Susan E. Sandhagen, daughter, resides at 22 Pajaro Circle, Apartment 17, Salinas, California 93901. Mike L. Sandhagen, son, resides at 8924

and, to the extent permissible by law, shall be free from execution, attachment, bankruptcy and other procedures for the satisfaction of creditors' claims.

14.0 **NO CONTEST CLAUSE**


14.1 Except as otherwise provided herein, the Settlers have intentionally and with full knowledge omitted to provide for any heirs or persons claiming to be heirs living at the time of the execution of this document, whether or not known to them.

14.2 If anyone claiming to be a beneficiary contests the terms of this Trust, it is the intent of the Settlers that such contestant receive nothing under the terms of this Trust.

15.0 **MISCELLANEOUS PROVISIONS**

15.1 In this instrument, where necessary for interpretation, the masculine shall include the feminine and the singular shall include the plural.

Executed at San Leandro, California, this 5 day of June, 1998.

  
HARLEY E. SANDHAGEN

  
GLORIA M. SANDHAGEN

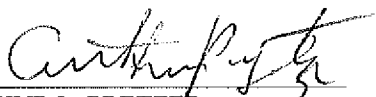
State of California )  
 ) ss.  
County of Alameda )

On June 5, 1998, before me, ARTHUR L. PRETZER, Notary Public, personally appeared HARLEY E. SANDHAGEN and GLORIA M. SANDHAGEN,

[ ] personally known to me - or -

☒ 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.

WITNESS my hand and official seal.

  
ARTHUR L. PRETZER  
Notary Public  
My Commission Expires on August 27, 1999

CAPACITY CLAIMED BY SIGNER:

[XX] Individual(s)

[ ] Corporate

Officers

Title(s)

[ ] Partner(s)

[ ] Attorney-in-Fact

☒ Trustee(s)

[ ] Subscribing Witness

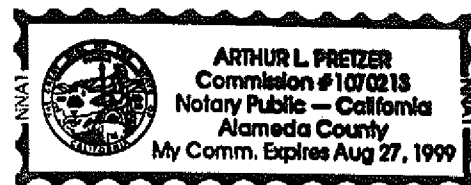
[ ] Guardian/Conservator

☒ Other:

Settlers

SIGNER IS REPRESENTING:

(Name of Person(s) or Entity(ies):



Attention Notary: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

Title or Type of Document DECLARATION OF LIVING TRUST Total Number of All Pages (including attachments): 8 Date of Document June 5, 1998  
Signer(s) Other Than Named Above \_\_\_\_\_