



2024-000009
Klamath County, Oregon
01/02/2024 11:24:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Sachara Living Trust

495 Havencrest CT

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Sachara Living Trust

495 Havencrest CT

Klamath Falls, OR 97603

File No. 616631AM

STATUTORY WARRANTY DEED

Douglas Alan Howard and Mary Sharon Howard, Trustees of the Howard Family Trust August 12, 2010,

Grantor(s), hereby convey and warrant to

Mark Sachara and Kristine Sachara, Trustees of the Sachara Living Trust,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

That portion of the N1/2 of the S1/2 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, lying Westerly of the center thread of Spring Creek, described as follows:

Beginning at a point in the South line of the N1/2 of the S1/2 of said Section 4, 1180 feet West of the Southwest corner of Lot 1, Block 5 (IDLEREST) which point is the Southwest corner thereof; thence North 719.8 feet more or less parallel with the West line of said Section 4 which point is the Northwest corner thereof; East 1120 feet parallel to the North line of the N1/2 S1/2 of said Section 4, which point is the Northeast corner thereof; thence South 719.8 feet more or less along the West line of easement road to the South line of the N1/2 of the S1/2 of said Section 4, which point is the Southeast corner thereof; thence West along the South line of the N1/2 of the S1/2 of said Section 4, 1120 feet to the point of beginning. Excepting out the West 810 feet.

The true and actual consideration for this conveyance is \$37,500.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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, 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28 day of December, 2023.

Howard Family Trust

By: D Howard

Douglas Alan Howard, Trustee

Mary Sharon Howard
Mary Sharon Howard, Trustee

State of California } ss
County of Ventura }

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.

On this 28 day of December, 2023, before me, Victor Wiley, a Notary Public in and for said state, personally appeared Douglas Alan Howard and Mary Sharon Howard, Trustees of the Howard Family Trust known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Victor Wiley

Notary Public for the State of California

Residing at: Ventura / California

Commission Expires: 06/25/2027

