



2024-009612
Klamath County, Oregon
11/04/2024 10:16:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Craig S. Saari Living Trust, Dated January 25,
2018 and Joann J. Lurie Living Trust, Dated
January 25, 2018

PO Box 1275,
33930 Pleasant View Rd
Chiloquin, OR 97624

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

Craig S. Saari Living Trust, Dated January 25,
2018 and Joann J. Lurie Living Trust, Dated
January 25, 2018

PO Box 1275,
33930 Pleasant View Rd
Chiloquin, OR 97624

File No. 656174AM

STATUTORY WARRANTY DEED

**Dallas Childress and G. Marie Childress aka Gertrude Marie Childress, Trustees, or their successors
in trust, under the Childress Living Trust dated October 17, 1996, and any amendments thereto,**

Grantor(s), hereby convey and warrant to

**Craig S. Saari and Joann J. Lurie, Co-Trustees of the Craig S. Saari Living Trust, Dated January 25,
2018 and Joann J. Lurie Living Trust, Dated January 25, 2018,**

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:

**Lot 33, Block 19, Tract 1113, OREGON SHORES UNIT 2, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$17,500.00.

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:

Real property taxes due, if any, but not yet payable

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: October 30, 2024

Childress Living Trust dated October 17, 1996

By: Dallas Childress
Dallas Childress, Trustee

By: G. Marie Childress
G. Marie Childress aka Gertrude Marie Childress, Trustee

State of California } ss.
County of Sacramento }

On this 31st day of October, 2024, before me,
James Henry Bercu II a Notary Public in and for said state,
personally appeared Dallas Childress and G. Marie Childress aka Gertrude Marie Childress known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Childress Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

James Henry Bercu II
Notary Public for the State of California »
Residing at: 6039 Shawndact Citrus Heights CA 95621
Commission Expires: 6/8/2027

