

**After recording return  
original instrument to:**  
Robert S. Miller III, Attorney  
Bandon Professional Center  
1010 1<sup>st</sup> Street SE, Suite 210  
Bandon OR 97411

**Send tax statements to:**  
Charles Roland Horner and  
Sharon Lynn Horner, Trustees,  
the Charles Roland and  
Sharon Lynn Horner Living Trust  
dated July 19, 2005  
P. O. Box 1867, Bandon OR 97411

**BARGAIN AND SALE DEED  
(ORS 93.860)**

Property:                      *Common:*                      5515 Summerfield Way, Klamath Falls OR 97603  
   *Legal Description:*                      Lot 49, Tract 1456 Summerfield Residential  
      Community, according to the official plat thereof on file  
      in the office of the County Clerk, Klamath County,  
      ORegon

Grantor:                      **Charles R. Horner and Sharon L. Horner and Sarah Easton**  
   *care of address:*                      P. O. Box 1867, Bandon OR 97411

Grantee:                      **Charles Roland Horner and Sharon Lynn Horner, Trustees, the**  
   **Charles Roland and Sharon Lynn Horner Living Trust dated July 19,**  
   **2005**  
   *care of address:*                      P. O. Box 1867, Bandon OR 97411

Consideration:                      Other property and value constituted the consideration for this conveyance.  
   ORS 93.030

**For Consideration, Grantor conveys all its right, title, and interest in Property to Grantee.**

*ORS 93.040 Statutory Disclaimer:* 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.

So conveyed by Grantor:

S. Easton  
Signature of Sarah Easton

1/15/25  
Date Signed

STATE OF Oregon )  
 )  
County of Wlamath ) ss.  
 )

Sarah Easton appeared before me and acknowledged this *Bargain and Sale Deed* on:

[Signature]  
Signature of Notary Public for: Oregon  
My commission expires: November 7, 2026

January 15, 2025  
~~December~~ ~~15~~, ~~2024~~



OFFICIAL STAMP  
ASHLEY R CARDENAS  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 1030519

MY COMMISSION EXPIRES NOVEMBER 07, 2026

**So conveyed by Grantor:**

Charles R. Horner

Signature of Charles R. Horner  
(who is also known as Charles Roland Horner)

12-11-24

Date Signed

Sharon L. Horner

Signature of Sharon L. Horner  
(who is also known as Sharon Lynn Horner)

12-11-24

Date Signed

STATE OF OREGON )

)

ss.

County of Coos )

)

Charles R. Horner (who is also known as Charles Roland Horner) and Sharon L. Horner (who is also known as Sharon Lynn Horner) appeared before me and acknowledged this *Bargain and Sale Deed* on:

December 11, 2024.

Melody Christensen  
Signature of Notary Public for Oregon  
My commission expires: 2-21-2026

