



After recording return to:
Christopher Sader
11233 71st Avenue court East
Puyallup, WA 98373

Until a change is requested all tax
statements shall be sent to the
following address:
Christopher Sader
11233 71st Avenue court East
Puyallup, WA 98373

File No.: 7161-4280267 (SA)
Date: June 12, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Michael O'Hair and Sandra O'Hair, Initial Trustees of the Michael O'Hair 1995 Trust utu 11/15/95 as to an undivided 1/2 interest and **Sandra O'Hair and Michael O'Hair, Initial Trustees of the Sandra O'Hair 1995 Trust** utu 11/15/95, as to an undivided 1/2 interest, Grantor, conveys and warrants to **Christopher Sader and Savannah Anderson, not as tenants in common but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lots 22, 23 and 24 in Block 21 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2025-2026** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$490,000.00**. (Here comply with requirements of ORS 93.030)

APN: **172654**

Statutory Warranty Deed
- continued

File No.: **7161-4280267 (SA)**

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 23 day of July, 2025.

Michael O'Hair and Sandra O'Hair, Initial
Trustees of the Michael O'Hair 1995 Trust
uta 11/15/95

Michael O'Hair
Michael O'Hair, Trustee

Sandra O'Hair
Sandra O'Hair, Trustee

Sandra O'Hair and Michael O'Hair, Initial
Trustees of the Sandra O'Hair 1995 Trust
uta 11/15/95

Sandra O'Hair
Sandra O'Hair, Trustee

Michael O'Hair
Michael O'Hair, Trustee

APN: 172654

Statutory Warranty Deed
- continued

File No.: 7161-4280267 (SA)

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 23 day of July, 2025
by Michael O'Hair and Sandra O'Hair as Trustees of the Michael O'Hair 1995 Trust uti 11/15/95, on
behalf of the Trust.

Marla W
Notary Public for Oregon
My commission expires: 2/26/2027



STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 23 day of July, 2025
by Michael O'Hair and Sandra O'Hair as Trustees of the Sandra O'Hair 1995 Trust uti 11/15/95,
on behalf of the Trust.

Marla W
Notary Public for Oregon
My commission expires: 2/26/2027

