

2020-006209

Klamath County, Oregon

WHEN RECORDED RETURN TO/MAIL TA STATEMENT TO:

Zachary Koepf  
2355 Westwood Blvd. #750  
Los Angeles, CA 90064



00259357202000062090030032

05/19/2020 09:59:02 AM

Fee: \$92.00

**WARRANTY DEED**

THE GRANTOR(S), Herald Ival Sapp and Juanita June Sapp, Trustees of the Herald Ival Sapp and Juanita June Sapp Trust of P.O. Box 638, Hamilton City, CA, 95951, for and in consideration of: and other good and valuable consideration grants to the GRANTEE(S): Zachary Koepf, 2355 Westwood Blvd. #750, Los Angeles, CA, 90064, the following described real estate, situated in the County of Klamath, State of Oregon:

A parcel of land situated in the NE ¼ of Section 6. Township 36 South. Range 13 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point which bears S 00°45'25" W a distance of 616.71 feet and W a distance of 150.0 feet from the brass cap monument marking the NE corner of said Section 6: thence continuing West a distance of 150.0 feet to a point: thence S 00° 45' 25" West a distance of 360.0 feet to a point; thence East a distance of 150.0 feet to a point; thence N 00° 45' 25" East a distance of 360.0 feet, more or less, to the point of beginning. Together with an easement 60 feet in width for roadway purposes as created by instrument recorded October 7, 1977, in Volume M77, Page 19171, Microfilm Records of Klamath County, Oregon, and by instrument recorded January 23, 1978, in Volume M78, Page 1393, Microfilm Records of Klamath County, Oregon. Except any portion of said easement lying within the boundaries of that main parcel first above described. Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same.

**Grantor Signatures:**

DATED: 7 May 2020

DATED: 7 May 2020

Herald I. Sapp

Juanita June Sapp

(Herald Ival Sapp and Juanita June Sapp Trust)

(Herald Ival Sapp and Juanita June Sapp Trust)

**ACKNOWLEDGEMENT**

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.

STATE OF California COUNTY OF San Bernardino <sup>line</sup>  
ss:

Rebecca Esther Bueller Finder

Notary Public

Signature of person taking acknowledgment



Notary Public  
Title (and Rank)

My commission expires May 13, 2020

- See attached

Unofficial  
Copy

# ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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.

State of California }

County of San Bernardino }

On May 7, 2020 before me, Rebecca Esther Bueller Finder, Notary Public  
(Here insert name and title of the officer)

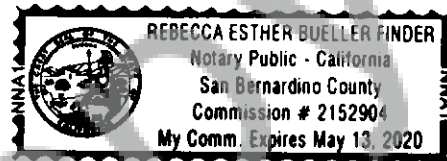
personally appeared Herold Ival Sapp and Juanita June Sapp,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is/are subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized capacity(ies), and 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 05/07/2020

### CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)  
☐ Corporate Officer

\_\_\_\_\_  
(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.