



**2020-016961**

**Klamath County, Oregon**

**12/29/2020 10:47:01 AM**

**Fee: \$97.00**

THIS SPACE RESERVED FOR

After recording return to:

Thomas R. Bahr

1961 Lindeena Ln.

Redding, CA 96002

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

Thomas R. Bahr

1961 Lindeena Ln.

Redding, CA 96002

File No. 416532AM

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### STATUTORY WARRANTY DEED

**Constantinos S. Zavitsanos and Dolores M. Zavitsanos, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Thomas R. Bahr, Trustee of the Thomas R. Bahr Family 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:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.**

The true and actual consideration for this conveyance is \$55,000.00.


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:

07

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 21 day of 12, 2020

  
Constantinos S. Zavitsanos

  
Dolores M. Zavitsanos

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Constantinos S. Zavitsanos and Dolores M. Zavitsanos, 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.

Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

*See attached*

# California 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

Riverside

S.S.

On Dec 21, 2020 before me, D. Martin, Notary Public

Name of Notary Public, Title

personally appeared Constantinos S. Zavitsanos

Name of Signer (1)

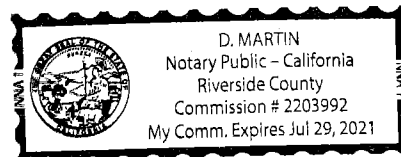
Dolores M. Zavitsanos

Name of Signer (2)

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.



D. Martin

Signature of Notary Public

Seal

## OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

## Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of

Statutory Warranty Deed

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)  
☐ Attorney-in-fact  
☐ Corporate Officer(s)

Title(s)

- ☐ Guardian/Conservator  
☐ Partner - Limited/General  
☐ Trustee(s)  
☐ Other: \_\_\_\_\_

representing: \_\_\_\_\_

Name(s) of Person(s)/Entity(ies) Signer is Representing

## Additional Information

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

### Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐

## EXHIBIT "A"

### PARCEL 1:

A tract of land situated in the NE1/4 SE1/4 of Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin with Tru-Line Surveying, Inc., Plastic Cap, said point being on the Easterly edge of an access road, from which the C-E 1/16 corner of said Section 6 bears North 30°10'19" West 700.18 feet; thence along the said Easterly edge of the access road, South 08°33'44" West 138.01 feet and South 27°55'04" West 94.26 feet; thence North 89°59'26" West 287.06 feet to a point on the West line of the said NE1/4 SE1/4; thence North 00°00'41" West, along the said West line, 747.59 feet to a point on the Southwesterly right of way line of Sprague River Road; thence along said right of way line, on the arc of a curve to the right (radius point bears South 18°08'34" West 503.15 feet and central angle equals 17°55'14") 157.37 feet and South 53°56'12" East 365.12 feet to the said Easterly edge of the access road; thence along the said Easterly edge of the access road, South 22°57'34" West 164.52 feet and South 11°40'34" West 91.95 feet to the point of beginning.

### PARCEL 2:

The Southerly 110 feet of the N1/2 S1/2 SW1/4 NE1/4 SE1/4 of Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. EXCEPT that portion lying East of Sprague River.

### PARCEL 3:

The Northerly 55 feet of the N1/2 S1/2 SW1/4 NE1/4 SE1/4, in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING that part that lays East of the Sprague River.

### PARCEL 4:

That part of the S1/2 N1/2 S1/2 NE1/4 SE1/4 that lays West of the access road as now located on the said property.

TOGETHER WITH a 10 foot wide easement for access to the Sprague River along the South boundary of that part of the S 1/2 of the N1/2 of the S1/2 of the NE1/4 of the SE1/4 that lays East of said access road and West of the Sprague River, in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.