

Return To:



After Recording Return to:
Shelley Radmer and Ralph Radmer
39175 Scenic St
Sandy, OR 97055

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE21152/ 621368AM

STATUTORY WARRANTY DEED

Thomas R Bahr, Trustee of the Thomas R Bahr Family Trust,

herein called grantor, convey(s) and warrant(s) to

Shelley Radmer and Ralph Radmer, as tenants by the entirety,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon,
described as:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

(R252121, R252176, R252185, R252194)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$56,500.00**.

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, AND 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.

Thomas R Bahr Family Trust

Thomas R Bahr, Trustee

Thomas R Bahr, Trustee

Dated: February 22, 2024

STATE OF CALIFORNIA, COUNTY OF Shasta)ss.

On February 22, 2024, personally appeared the above named **Thomas R Bahr, Trustee of the Thomas R Bahr Family Trust** and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: _____

Notary Public for California

My commission expires: _____

See Attachment
For Notary Seal

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Shasta)

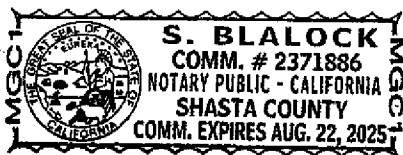
On 02/22/2024 before me, S. Blalock, notary public
Date Here Insert Name and Title of the Officer

personally appeared Thomas R. Bahr
Name(s) of Signer(s)

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.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer — Title(s): _____	<input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

EXHIBIT "A" LEGAL DESCRIPTION

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.