



State of Oregon, County of Klamath  
Recorded 02/07/05 3:21 p m  
Vol M05 Pg 08542-43  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

After recording return to:

Aaron D. Cole

20111 N. Poe Valley Road

Klamath Falls, OR 97603

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

Aaron D. Cole

20111 N. Poe Valley Road

Klamath Falls, OR 97603

Escrow No. MT68168-MS

### STATUTORY WARRANTY DEED

**Lawrence W. Saltenberger**, Grantor(s) hereby convey and warrant to **Aaron D. Cole**, 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 WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

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:

The true and actual consideration for this conveyance is **\$230,000.00**.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 4th day of Feb, 2005

Lawrence W. Saltenberger  
Lawrence W. Saltenberger

By Dennis M. Saltenberger  
Dennis M. Saltenberger, his attorney in fact

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 4th, 2005 by Dennis M. Saltenberger, as attorney in fact for Lawrence W. Saltenberger.



[Signature]

(Notary Public for Oregon)

My commission expires 12/20/06

[Handwritten initials]

08543

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**The following described real property also know as Lot 1, Parcel 1, in Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Northeast corner of said Section 20; thence South 00 degrees 41' 55" East along the East line of said Section 20 a distance of 1840.14 feet to the true point of beginning of this description; thence continuing South along said East line a distance of 814.35 feet to a point; thence South 89 degrees 16' 53" West 199.86 feet; thence North 76 degrees 53' 48" West 97.03 feet; thence North 02 degrees 33' 50" West a distance of 795.60 feet to a point; thence East 320.00 feet to the point of beginning of this description.**

Tax Account No: 3911-V2000-02000-000

Key No: 617568