



After recording return to:
Sam Salstrand and Rory Linn
2021 Lavey Street
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Sam Salstrand and Rory Linn
2021 Lavey Street
Klamath Falls, OR 97601

File No.: 7021-2475109 (MS)
Date: August 05, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ruben Diaz, Grantor, conveys and warrants to **Sam Salstrand and Rory Linn as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. The Taxes, a lien not yet payable.
2. 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.

The true consideration for this conveyance is **\$82,000.00**. (Here comply with requirements of ORS 93.030)

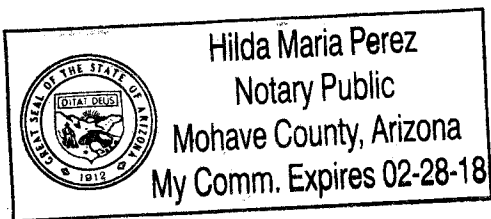
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 6 day of August, 2015.

Ruben Diaz
Ruben Diaz

STATE OF Arizona)
County of Mohave) ss.

This instrument was acknowledged before me on this 6 day of August, 2015
by **Ruben Diaz**.



[Signature]
Notary Public for State of AZ
My commission expires: 2/28/18

APN: R373946

Statutory Warranty Deed
- continued

File No.: 7021-2475109 (MS)

EXHIBIT A

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

The Easterly 60 feet of Lot 6, Block 43, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the duly recorded plat and further described as follows:

Beginning at the most Easterly corner of said Lot 6; thence Southwesterly along the Northwesterly line of Lavey Street 60 feet; thence Northwesterly and parallel with Pacific Terrace 50 feet, more or less, to the Northerly line of said Lot 6; thence Northeasterly along said line 60 feet; thence Southeasterly along the line of said Lot 6, 50 feet to the place of beginning.