

2016-003650

Klamath County, Oregon



00184885201600036500020020

04/11/2016 01:19:00 PM

Fee: \$47.00

When Recorded Return to:

Off The Porch LLC
2661 South Pacific Hwy
Medford Oregon 97501

Send Tax Statements to:

Off The Porch LLC
2661 South Pacific Hwy
Medford Oregon 97501

BARGAIN AND SALE DEED

Michael W. Saltenberger Grantor, conveys to Off The Porch LLC, Grantee, the following real property situated in Jackson County, Oregon, described as follows, to-wit:

LOT 27 IN BLOCK 13 OF TRACT 1170 THIRD ADDITION TO THE MEADOWS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY OREGON.

AND IS MORE COMMONLY KNOWN AS 4415 BLACKBERRY COURT, KLAMATH FALLS OREGON, 97603.

The consideration for this transfer is \$ 1000.00 but otherwise good and valuable.

This Deed is intended to include within its purview any and all rights of redemption that accrue to Michael W. Saltenberger by virtue of foreclosure sale issued out of the Klamath County Circuit Court under Case No. 15CV18421. Michael W. Saltenberger is the grantor under the trust deed that was or is in the process of being foreclosed and possesses or will possess a 180 day right of redemption, which is herewith conveyed to Grantee.

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 BARGAIN AND SALE DEED

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 18th day of March, 2016.

Michael W. Saltenberger

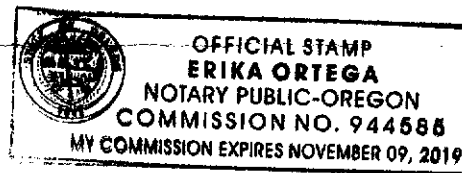
STATE OF: Oregon

County of: Klamath

) ss.)

On this 24 day of March, 2016, personally appeared before me Michael W. Saltenberger and acknowledged said instrument to be his/her voluntary act and deed.

Erika Ortega
Notary Public for:



BARGAIN AND SALE DEED