



2016-008463
Klamath County, Oregon
08/10/2016 11:32:04 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael W. Saltenberger

3519 Hilyard Avenue

Klamath Falls, OR 97603

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

Michael W. Saltenberger

3519 Hilyard Avenue

Klamath Falls, OR 97603

File No. 111506AM

STATUTORY WARRANTY DEED

Harriet A. Grove,

Grantor(s), hereby convey and warrant to

Michael W. Saltenberger ,

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 Attached Exhibit 'A'

The true and actual consideration for this conveyance is **\$148,900.00**.

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:

2016-2017 Real Property Taxes, a lien not yet due and payable

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 8th day of August, 2016

Harriet A. Grove
Harriet A. Grove

State of Oregon } ss
County of Klamath }

On this 8th day of August, 2016, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Harriet A. Grove, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12-3-2018

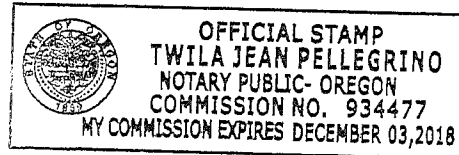


EXHIBIT 'A'

File No. 111506AM

The Easterly 76.9 feet of Lots 11 and 12 in Block 3, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Northerly 95 feet.

ALSO EXCEPTING THEREFROM the Southerly 5 feet of the Easterly 76.9 feet of Lot 11 conveyed to Klamath County by Deed recorded June 21, 1961 in Volume 330, page 387, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the Easterly 5 feet conveyed to Klamath County by Deed recorded October 21, 1963 in Volume 348, page 589, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed to Charles Krantz and Reva M. Krantz by Bargain and Sale Deed recorded October 12, 1973 in Volume M73, page 13767, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County by Warranty Deed recorded July 11, 2001 in Volume M01-33672, Microfilm Records of Klamath County, Oregon.