



2017-004720
Klamath County, Oregon
05/04/2017 03:26:00 PM
Fee: \$47.00

**After recording return to and send all
tax statements to the following address:**
Bradley D. Saltenberger and Nichole D. Saltenberger
2116 Gettle St
Klamath Falls, OR 97603

**STATUTORY
BARGAIN AND SALE DEED**

Fannie Mae AKA Federal National Mortgage Association, Grantor, as to a fee simple interest, conveys to Bradley D. Saltenberger and Nichole D. Saltenberger, as tenants by the entirety, Grantee(s), the following described real property:

Beginning at a point in the West line of Southeast quarter of Northwest quarter of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is North 0° 35' West 741.2 feet from the Southwest corner of said Southeast quarter of Northwest quarter of said Section 2; thence North 0° 35' along the said West line 75 feet; thence North 89° 25' East 135 feet; thence South 0° 35' East 75 feet; thence South 89° 25' West 136 feet to the point of beginning.

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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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

The true and actual consideration for this conveyance is \$29,900.00 (See ORS 93.030).

DATED: 5/3/17

Fannie Mae AKA Federal National Mortgage Association

FNMA by
David Potts
For RCO as
AIF

By: [Signature]
On behalf of RCO its Attorney in Fact

STATE OF: Oregon }
COUNTY OF: Multnomah } SS:

I, Heather Carafa certify that I know or have satisfactory evidence that David Potts, as Oregon Title Manager, is the person who signed this instrument, on oath stated that he or she is authorized to execute the instrument and acknowledged it on behalf of Routh Crabtree Olsen, P.S., as the Attorney in Fact of Fannie Mae AKA Federal National Mortgage Association to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 5/3/17

[Signature]
Notary Public in and for the State of Oregon



Residing at: Portland, OR

My appointment expires: 7/1/19