



THIS SPACE RESERVED FOR R

2019-007666

Klamath County, Oregon

07/09/2019 09:31:02 AM

Fee: \$87.00

After recording return to:

Bradley Saltenberger and Nichole Saltenberger

2116 Gettle St.

Klamath Falls, OR 97603

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

Bradley Saltenberger and Nichole Saltenberger

2116 Gettle St.

Klamath Falls, OR 97603

File No. 305184AM

STATUTORY WARRANTY DEED

Monico V. Ramirez and Maria Ramirez, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Bradley Saltenberger and Nichole Saltenberger, as Tenants by the Entirety,

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:

Unsurveyed Parcel 1 of Land Partition 30-05 being a replat of Parcel 1 of Land Partition 9-02, situated in the SW1/4 of Section 5, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the C-W 1/16 corner of said Section 5; thence S89°12'37" East 653.52 feet to the C-E-W 1/64 corner of said Section 5; thence S00°33'38" East, along the West boundary of Parcel 2 of "Land Partition 9-02", 167.90 feet; thence leaving said West line, S32°58'57" West 1100.75 feet; thence N74°30'44" West 50.00 feet to a point on the East line of "Tract 1413"; thence N00°24'19" West, along the said East line, 1086.93 feet to the point of beginning.

The true and actual consideration for this conveyance is \$180,000.00.

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:

2019-2020 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 July, 2019.

Monico V. Ramirez
Monico V. Ramirez

Maria Ramirez
Maria Ramirez

State of Oregon } ss
County of Klamath }

On this 8th day of July, 2019, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Monico V. Ramirez and Maria Ramirez, 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 Falls, Oregon
Commission Expires: 11-19-2022

