



THIS SPACE RESERVED FOR

**2020-011552**

**Klamath County, Oregon**

**09/11/2020 09:31:00 AM**

**Fee: \$87.00**

After recording return to:

Ashton Greer

2021 Lavey St.

Klamath Falls, OR 97601

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

Ashton Greer

2021 Lavey St.

Klamath Falls, OR 97601

File No. 393804AM

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### STATUTORY WARRANTY DEED

**Sam Salstrand and Rory Linn, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Ashton Greer, an unmarried woman**

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:

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

The true and actual consideration for this conveyance is \$162,500.00.

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:

*"2020-2021 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.

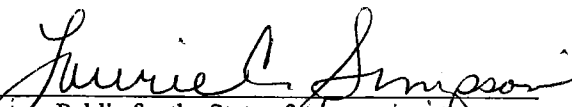
Dated this 8<sup>TH</sup> day of SEPTEMBER, 2020.

  
\_\_\_\_\_  
Sam Salstrand

  
\_\_\_\_\_  
Rory Linn

State of Louisiana } ss  
County of Orleans

On this 8<sup>th</sup> day of September, 2020, before me, Laurie C. Simpson, a Notary Public in and for said state, personally appeared Sam Salstrand and Rory Linn, 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.

  
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Notary Public for the State of Louisiana  
Residing at: Orleans Parish, Louisiana  
Commission Expires: At Death

