



2022-010876
Klamath County, Oregon
09/07/2022 02:44:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Hannah Lockwood

2116 Gettle Street

Klamath Falls, OR 97603

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

Hannah Lockwood

2116 Gettle Street

Klamath Falls, OR 97603

File No. 557581AM

STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

Hannah Lockwood,

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:

**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.**

The true and actual consideration for this conveyance is \$265,000.00.

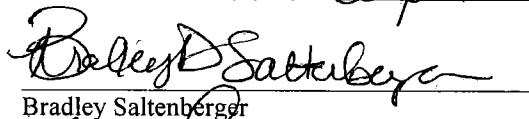
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

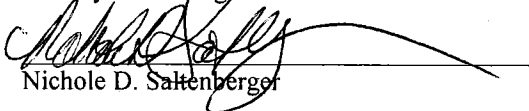
2022-2023 Real Property Taxes, a lien not yet due and payable

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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 6 day of September, 2022


Bradley Saltenberger


Nichole D. Saltenberger

State of Oregon } ss
County of Klamath }

On this 6 day of September, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Bradley Saltenberger and Nichole D. Saltenberger, 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.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

