

Returned at Counter
Hanson & Saltenberger PC

2022-014647

Klamath County, Oregon

AFTER RECORDING RETURN TO:

**MILAN HANSON
ATTORNEY AT LAW
800 WEST 8TH STREET
MEDFORD, OR 97501**



00310186202200146470030039

12/29/2022 02:28:28 PM

Fee: \$92.00

SEND ALL TAX STATEMENTS TO:

**BRADLEY & NICHOLE SALTENBERGER
25081 SHAUPP ROAD
KLAMATH FALLS, OR 97603**

DEED OF PERSONAL REPRESENTATIVE

NICHOLE SALTENBERGER, the duly appointed, qualified, and acting Personal Representative of the Estate of **GEORGE NATHAN RAJNUS**, deceased, Klamath County probate number 21PB08734, **GRANTOR**, hereby conveys to **NICHOLE SALTENBERGER & BRADLEY SALTENBERGER, GRANTEE, AS TENANTS BY THE ENTIRETY**, that real property situated in Klamath County, Oregon, described as follows:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

This property is more commonly known as: **25081 SCHAUPP ROAD, KLAMATH FALLS, OR 97603**.

There is a Twenty-Thousand Dollar (\$20,000.00) cash consideration for the release of Christine Rajnus' life estate in the property to merge in fee simple with the remainder interest of Nichole Saltenberger.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300-195.336, AND 2007 IR LAWS CHAPTER 424, §§5-11, AND 2009 OR LAWS CHAPTER 855, §§29, 17. 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 195.305-195.336, AND 2007 OR LAWS CHAPTER 424, §§8-11, AND 2009 OR LAWS CHAPTER 855, §§29.

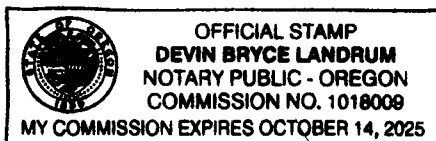
DATED this 28th day of December, 20 22.



NICHOLE SALTENBERGER, PERSONAL
REPRESENTATIVE OF THE ESTATE OF
GEORGE NATHAN RAJNUS

STATE OF OREGON)
) ss
County of Klamath)

On this 28th day of December, 2022, personally appeared before me the within named **NICHOLE SALTENBERGER**, proven to me to be the duly appointed, qualified, and acting personal representative of the estate of **GEORGE NATHAN RAJNUS**, deceased, Klamath County probate number 21PB08734, and acknowledged the foregoing to be their voluntary act and deed.



Notary Public - State of Oregon

My Commission expires: 10-14-25

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

Parcel A:

That portion of Parcel 3 Land Partition 24-02 lying within Section 2, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Parcel B:

Parcel 1 of Land Partition 24-02, being a portion of Section 11, Township 40 South Range 11 East of the Willamette Meridian, Klamath County, Oregon.