

2023-002080

Klamath County, Oregon

03/27/2023 01:50:01 PM

Fee: \$92.00



After recording return to:
ServiceLink Title Company of Oregon,
LLC
3220 EL CAMINO REAL
IRVINE CA 92602

Until a change is requested,
all tax statements shall be sent
to the following address:
Bradley Dennis Saltenberger and Judah
Aaron Lockwood
3709 HIGHWAY 39
Klamath Falls, OR 97603

STATUTORY SPECIAL WARRANTY DEED

Federal Home Loan Mortgage Corporation, Grantor, conveys and specially warrants to Bradley Dennis Saltenberger and Judah Aaron Lockwood, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE OF KLAMATH FALLS,
COUNTY OF KLAMATH, STATE OF OREGON AND IS DESCRIBED AS FOLLOWS:

PARCEL 1

The Southerly 5 feet of the Westerly 200 feet of Tract 18 of JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

The North 100 feet of the West 200 feet of Tract 19 of JUNCTION ACRES, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of encumbrances, EXCEPT:

NONE

The true consideration for this conveyance is One Hundred Sixty-six thousand Four hundred and Seventy Dollars And No/100 Dollars (\$166,470.00).

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

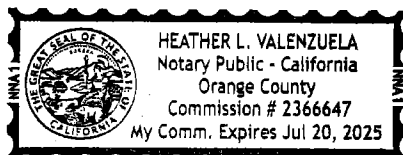
State of California)
County of Orange)

On 3/15/2023 before me, Heather L Valenzuela, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Jason DaSilva
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Special Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____