

2023-005563

Klamath County, Oregon



00316953202300055630020029

07/06/2023 01:25:52 PM

Fee: \$87.00

After recording, return to:  
Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

Send tax statements to:  
Nichole Saltenberger and  
Bradley Saltenberger  
25081 Schaupp Road  
Klamath Falls, OR 97603

**Grantor:**

Nichole Saltenberger  
25081 Schaupp Road  
Klamath Falls, OR 97603

**Grantees:**

Nichole Saltenberger and  
Bradley Saltenberger  
25081 Schaupp Road  
Klamath Falls, OR 97603

**-WARRANTY DEED-**

Grantor, Nichole Saltenberger, hereby conveys and warrants to Nichole Saltenberger and Bradley Saltenberger, as tenants by the entirety, Grantees, the following described real property in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

That portion of the SE1/4 of Section 11 and the SW1/4 of Section 12 lying North of Schaupp Road, all situate in Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM all of the SE1/4 of Section 11, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying North of Schaupp Road and Westerly of the following described line: Beginning at a point on the North line of said SE1/4 from which the Northeast corner of said SE1/4 bears South 89° 05' 04" East, 328.39 feet; thence South 00° 07' 00" West 420.69 feet to a point on the Northerly right-of-way line of said Schaupp Road.

Property ID: 744065 Map Tax Lot Number: 4011-01100-00700 - 4.25 ac.  
Property ID: 897903 Map Tax Lot Number: 4011-00000-02302 - 1.16 ac.


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:

The true and actual consideration for this conveyance is \$0.00.

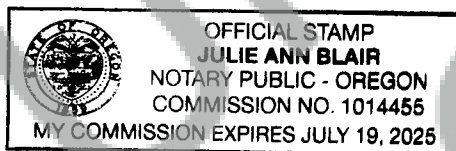
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300,**

Returned at Counter

DATED this 6th day of July, 2023.

  
Nichole Saltenberger, Grantor

Personally appeared before me this 6<sup>th</sup> day of July, 2023 the above-named Nichole Saltenberger, Grantor, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:



Notary Public for Oregon  
My Commission expires: 07/19/2026