

2023-007866

Klamath County, Oregon



00319714202300078660030035

THIS SPACE PROVIDED FOR RECORDER'S USE (

09/08/2023 11:01:19 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:
Jamie H Jackson and Karlie R Jackson
8251 Markgraf Ln
Klamath Falls, Oregon 97603

MAIL TAX STATEMENTS TO:
Jamie and Karlie Jackson
8251 Markgraf Ln
Klamath Falls, Oregon 97603

BARGAIN AND SALE DEED WITH COVENANTS

THE GRANTOR(S),

- Bradley D Saltenberger and Nichole D Saltenberger, a married couple

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases with covenants to the GRANTEE(S):

- Jamie H Jackson and Karlie R Jackson,, 8251 Markgraf Ln, Klamath Falls, Klamath County, Oregon, 97603,

the following described real estate, situated in Klamath Falls, in the County of Klamath, State of Oregon:

(legal description): Parcel 1 of Land Partition 95-06 being a replat of Parcel 2 of Land Partition 9-02 situated in the NE1/4 SW1/4 of Section 5, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and Parcel 2 of Land Partition 95-06, Being a Replat of Parcel 2 of "Land Partition 9-02" situated in the NE1/4 SW1/4 of Section 5, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Returned at Counter

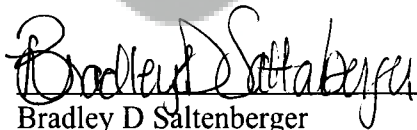
Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

Tax Parcel Number: R-3910-005C0-00102-000 and R-3910-005C0-00104-000

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. 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.

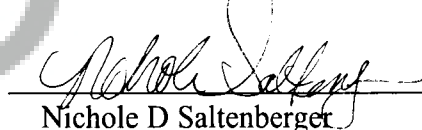
Grantor Signatures:

DATED: 9/8/23


Bradley D Saltenberger

25081 Schaupp Road
Klamath Falls, Oregon
97603

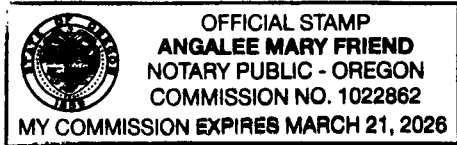
DATED: 9/8/2023


Nichole D Saltenberger

25081 Schaupp Road
Klamath Falls, Oregon
97603

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 8 day of September,
2023 by Bradley D Saltenberger and Nichole D Saltenberger.



Angalee Mary Friend
Notary Public
Signature of person taking acknowledgment

Title (and Rank)

My commission expires 3/21/2026

Unofficial Copy