



After recording return to:
Saltenberger Investment Group LLC
25081 Schaupp Road
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Saltenberger Investment Group LLC
25081 Schaupp Road
Klamath Falls, OR 97603

File No.: 7161-4105757 (SA)
Date: September 25, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Richard Andrew Gigler, Grantor, conveys and warrants to **Saltenberger Investment Group LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$450,000.00**. (Here comply with requirements of ORS 93.030)

Subject to:

1.
Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. Grantor, Andrew Gigler, shall offer the right of first refusal to lots 23, 24 and 25, Block 3, ST. FRANCES PARK, in Klamath County, State of Oregon. LESS AND EXCEPT the Easterly 10 feet of Lot 25, Block 3, ST. FRANCES PARK to the Grantees Nichole Saltenberger and Bradley Saltenberger. The right of first refusal shall provide the Grantees the opportunity to match or offer in excess an amount for the purchase of the property received by Grantor from a bonified purchaser of the property. Grantor shall provide notice to the Grantees of the bonified offer to purchase said property and provide a period of 15-days for the Grantees to respond or exercise their right to purchase the property for an equivalent or amount exceeding the offer from the bonified purchaser. Grantees shall be required to demonstrate proof of funds at the time of notice of their exercise of the right of first refusal to purchase the property for an amount equal to or exceeding the offer made by a bonified purchaser. If notice is not provided within 15-days or the Grantees fail to provide proof of funds the right of first refusal shall be deemed to have lapsed or expired permitting Grantor to sell the property to the bonified purchaser without further notice to Grantees.

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.

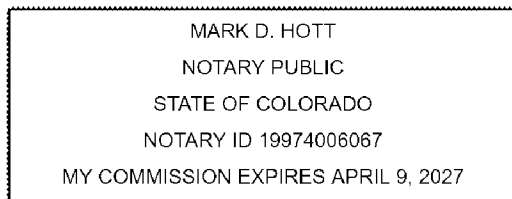
Dated this 1st day of December, 2023.

Richard Andrew Gigler by Matthew T Parks AS Attorney in-fact

Richard Andrew Gigler by Matthew T. Parks as
Attorney In Fact

STATE OF Colorado)
)ss.
County of Jefferson)

This instrument was acknowledged before me on this 1st day of December, 2023
by **Matthew T. Parks as attorney in fact for Richard Andrew Gigler.**



Mark D. Hott

Notary Public for Colorado
My commission expires: 04/09/2027

Notarized online using audio-video communication

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

TRACT A:

THE WESTERLY 20 FEET OF LOTS 11 TO 22, BOTH INCLUSIVE OF BLOCK 3 OF ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON. TOGETHER WITH THE VACATED PORTION OF PECK BOULEVARD WHICH INURES THERETO BY ORDER OF VACATION RECORDED FEBRUARY 20, 1948 IN VOLUME 217, PAGE 191 DEED RECORDS OF KLAMATH COUNTY, OREGON ADJOIN SAID 20 FOOT STRIP. ALSO BEGINNING AT THE NORTHEAST CORNER OF LOT 11 OF BLOCK 3 OF ST. FRANCIS PARK, KLAMATH COUNTY, OREGON, THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID LOT 11, 110 FEET, MORE OR LESS TO A POINT WHICH LIES 20 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 11, THENCE SOUTHEASTERLY DIRECTION PARALLEL TO AND 20 FEET DISTANT FROM THE WESTERLY BOUNDARY OF SAID BLOCK 3 TO A POINT WHICH LIES ON THE SOUTHERLY BOUNDARY OF LOT 22 OF SAID BLOCK 3, THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 22 TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY BOUNDARY LINE OF LOTS 11 TO 22, BOTH INCLUSIVE, TO THE POINT OF BEGINNING, BEING THE EASTERLY 110 FEET OF LOTS 11 AND 22 BOTH INCLUSIVE OF BLOCK 3 OF ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON. TOGETHER WITH THE VACATED PORTION OF CROSBY STREET WHICH INURES THERETO BY ORDER OF VACATION NO. 98-048 AND RECORDED OCTOBER 30, 1997 IN VOLUME M97, PAGE 35922, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THAT PORTTION CONVEDED TO THE STATE OF OREGON BY AND THROUGH ITS STATE HIGHWAY COMMISSION IN DEED RECRDED MAY 2, 1967 AS DOCUMENT NO. 67-03288.

TRACT B:

LOTS 23 AND 24, BLOCK 4 OF ST. FRANCIS PARK, A PLATTED SUBDIVISION OF KLAMATH COUNTY, OREGON, ALSO THAT PORTION OF VACATED PECK BOULEVARD ACQUIRED BY THE CALIFORNIA OREGON POWER COMPANY THROUGH ITS OWNERSHIP OF LOTS 23 AND 24, BLOCK 4 OF SAID ST. FRANCIS PARK, SITUATED IN THE SW1/4 OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, BY REASON OF THE ORDER OF VACATION RECORDED IN VOLUME 217, AT PAGE 191 OF DEED RECORDS OF KLAMATH COUNTY, OREGON, EXCEPTING THAT PORTION THEREOF LYING WEST OF THE WEST SUBSTATION FENCE EXISTING AS OF APRIL 21, 1958 WHICH EXCEPTED PORTION WAS CONVEYED TO ANDREW R. GIGLER BY DEED DATED APRIL 21, 1955. TOGETHER WITH THE VACATED PORTION OF CROSBY STREET WHICH INURES THERETO BY ORDER OF VACATION NO. 98-048 AND RECORDED OCTOBER 30, 1997 IN VOLUME M97, PAGE 35922, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

TRACT C:

LOT 1, 2, 3 & 4, BLOCK 4 OF ST. FRANCIS PARK SUBDIVISION, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

TRACT D:

APN: 519503

Statutory Warranty Deed
- continued

File No.: 7161-4105757 (SA)

LOTS 21 & 22, BLOCK 4 OF ST. FRANCIS PARK SUBDIVISION, ALONG WITH THAT PORTION OF VACATED PECK BOULEVARD LYING ADJACENT TO LOTS 21 & 22 OF SAID SUBDIVISION, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

NOTE: This legal description was created prior to January 1, 2008.