

2024-009880

Klamath County, Oregon



00335646202400098800030032

11/13/2024 10:24:39 AM

Fee: \$92.00

THIS SPACE PROVIDED FOR RECORDER'S USE

Returned at Counter

WHEN RECORDED RETURN TO:
Modoc Contracting Company, Inc.
4027 HWY 39
Klamath Falls, Oregon 97603

MAIL TAX STATEMENTS TO:
Modoc Contracting Company, Inc.
4027 HWY 39
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: \$60,000.00 grants and releases with covenants to the GRANTEE(S):

- Modoc Contracting Company, Inc., David, Lockwood, 4027 HWY 39, 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 2 in Land Partition 17-18 being a Replat of Parcel "A" of "Major Land
Partition No. 80-28" situated in the SW1/4 SE1/4 of Section 15, Township 39, Range 10 East of
the Willamette Meridian Klamath County, Oregon recorded June 30, 2020 in Instrument 2020-
007991, Recoeds of Klamath County, Oregon

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-3910-015D0-00201-000

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: 11-13-2024

Bradley D. Saltenberger

Bradley D. Saltenberger
25081 Schaupp Road
Klamath Falls, Oregon
97603

DATED: 11-13-2024

Nichole D. Saltenberger

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 13 day of November,
2024 by Bradley D. Saltenberger and Nichole D Saltenberger.



[Signature]
Notary Public
Signature of person taking acknowledgment

Notary Public - Oregon
Title (and Rank)

My commission expires August 24, 2026

Unofficial Copy