



2024-011163
Klamath County, Oregon
12/27/2024 12:05:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Brianna Romelia Marie Washburn and Gregory
J. Washburn
3709 Hwy 39
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:

Brianna Romelia Marie Washburn and Gregory
J. Washburn
3709 Hwy 39
Klamath Falls, OR 97603
File No. 658048AM

STATUTORY WARRANTY DEED

Bradley Dennis Saltenberger and Judah Aaron Lockwood,

Grantor(s), hereby convey and warrant to

Brianna Romelia Marie Washburn and Gregory J. Washburn, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of
encumbrances except as specifically set forth herein:

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.**

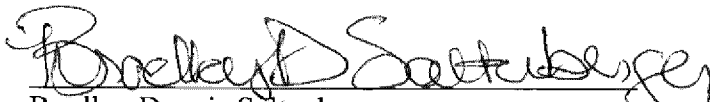
The true and actual consideration for this conveyance is \$405,000.00.

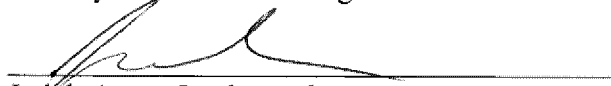
The above-described property is free of encumbrances except all those items of record, if any, as of the
date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

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: December 18, 2024


Bradley Dennis Saltenberger


Judah Aaron Lockwood

State of Oregon } ss
County of Klamath }

On this 23 day of December, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Bradley Dennis Saltenberger and Judah Aaron Lockwood, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath County, OR
Commission Expires: 3/7/26

