



THIS SPACE RESERVED FOR

2019-010757

Klamath County, Oregon

09/16/2019 01:56:01 PM

Fee: \$87.00

After recording return to:

Charles W. Marino Jr. and Sandra R. Marino

10820 Hwy 39

Klamath Falls, OR 97603

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

Charles W. Marino Jr. and Sandra R. Marino

10820 Hwy 39

Klamath Falls, OR 97603

File No. 319362AM

STATUTORY WARRANTY DEED

Michael C. Vasko ,

Grantor(s), hereby convey and warrant to

Charles W. Marino Jr. and Sandra R. Marino, 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:

A Tract of land situated in the S 1/2 SE 1/4 of Section 36, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West boundary of the Klamath Falls – Merrill Highway, said point being North 0° 14' East a distance of 321.7 feet and North 89° 57' West a distance of 30 feet from the Southeast corner of said Section 36; thence North 89° 57' West a distance of 380.5 feet; thence North 0° 14' East 288.2 feet; thence South 89° 53' East 380.5 feet to the West boundary of the Klamath Falls – Merrill Highway; thence South 0° 14' West along the West boundary of said highway a distance of 288.2 feet, more or less, to the point of beginning.

EXCEPTING that portion lying within the Highway 39.

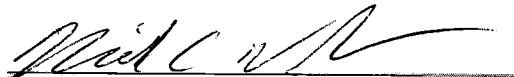
The true and actual consideration for this conveyance is \$205,000.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and 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 this 13th day of SEPTEMBER, 2019.


Michael C. Vasko

State of Florida } ss
County of BAY }

On this 13th day of September, 2019, before me, ANNE D. HARRIS a Notary Public in and for said state, personally appeared Michael C. Vasko, 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 Florida

Residing at: 2832 AMELIA AVE, PANAMA CITY, BAY CO, FL 32405
Commission Expires: OCTOBER 14, 2022

