



THIS SPACE RESERVED FOR

2022-008014
Klamath County, Oregon
06/30/2022 08:22:01 AM
Fee: \$87.00

After recording return to:

Mark Allen Vanover and Reiko Christine Vanover

7116 Verda Vista pl

Klamath Falls, OR 97603

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

Mark Allen Vanover and Reiko Christine Vanover

7116 Verda Vista pl

Klamath Falls, OR 97603

File No. 548941AM

STATUTORY WARRANTY DEED

Steven Maurice Luciano Bailado and Tina Marie Bailado, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Mark Allen Vanover and Reiko Christine Vanover, 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 2 of Land Partition 45-93 of Lot 5 Block 2 of SHASTA VIEW TRACTS situated in the SW1/4 SW1/4
of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$46,000.00.

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:

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 27th day of June 2022.

Steven Maurice Luciano Bailado
Steven Maurice Luciano Bailado

Tina Marie Bailado
Tina Marie Bailado

State of Oregon } ss
County of Klamath }

On this 27th day of June, 2022, before me, Deborah Anne Sinnock, a Notary Public in and for said state, personally appeared Steven Maurice Luciano Bailado and Tina Marie Bailado, 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.

Deborah Anne Sinnock
Notary Public for the State of Oregon
Residing at: Klamath Co.
Commission Expires: 7-29-25

