



2022-012202  
 Klamath County, Oregon  
 10/12/2022 11:30:01 AM  
 Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
 Paul J. Tardugno and Joy D. Barnes  
 191 Leighton Ave  
 Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
 Paul J. Tardugno and Joy D. Barnes  
 191 Leighton Ave  
 Klamath Falls, OR 97603  
 File No. 562542AM

**STATUTORY WARRANTY DEED**

**Kaitlyn Anne Dam Magana, who acquired title as Kaitlyn Anne Winslow-Dam, and Allisa Ann Dam, an unmarried woman, not as Tenants in Common, but with Right of survivorship, each as to an undivided 50% interest,**

Grantor(s), hereby convey and warrant to

**Paul J. Tardugno and Joy D. Barnes, 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:

**Lot 6 of Block 1, BEVERLY HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**TOGETHER WITH that portion of vacated Leighton Avenue and 30ft of the vacated roadway lying along the westerly side of Beverly Heights Tract as vacated by order recorded November 22, 1943 in Book 160, page 97, Deed Records of Klamath County, Oregon**

The true and actual consideration for this conveyance is \$513,000.00.

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 6<sup>th</sup> day of October, 2022

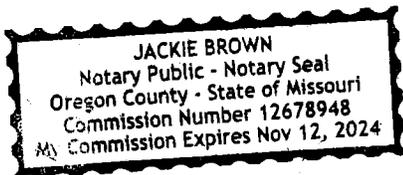
Kaitlyn Anne Dam Magana  
Kaitlyn Anne Dam Magana

State of Missouri } ss  
County of Ripley }

On this 6<sup>th</sup> day of ~~September~~ October, 2022, before me, Jackie Brown a Notary Public in and for said state, personally appeared Kaitlyn Anne Dam Magana, 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.

Jackie Brown  
Notary Public for the State of MO  
Residing at: 428 S 10<sup>th</sup> St, Thayer, MO. 65791  
Commission Expires: 11-12-2024



Dated this 6 day of October, 2022

Allisa Ann Dam  
Allisa Ann Dam

State of Oregon } ss  
County of Washington }

On this 6 day of October, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Allisa Ann Dam, 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.

Melissa Cook  
Notary Public for the State of Oregon  
Residing at: Washington County  
Commission Expires: 3/7/26

