



2023-010289
Klamath County, Oregon
11/30/2023 08:44:02 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Steve Tarbuck and Patricia M. Tarbuck

661 Duck Lake Dr. SE

Ocean Shores, WA 98569

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

Steve Tarbuck and Patricia M. Tarbuck

661 Duck Lake Dr. SE

Ocean Shores, WA 98569

File No. 614598AM

STATUTORY WARRANTY DEED

Caritas Mary Fay and Robert Juliano, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Steve Tarbuck and Patricia M. Tarbuck, 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 32 in Block 19 of TRACT NO. 1113, OREGON SHORES UNIT 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$20,000.00.

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 28th day of November, 2023.

Caritas Mary Fay
Caritas Mary Fay

State of Virginia } ss
County of Loudoun }

On this 28 day of November, 2023, before me, Gloria Asare a Notary Public in and for said state, personally appeared Caritas Mary Fay, 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.

Gloria Asare

Notary Public for the State of Virginia
Residing at: Loudoun, VA
Commission Expires: 12/31/2024
Notary Registration #: 7901547
Electronic Notary Public

Notarized online using audio-video communication



Dated this 28th day of November, 2023.

Robert Juliano

Robert Juliano

State of Texas } ss
County of Comal }

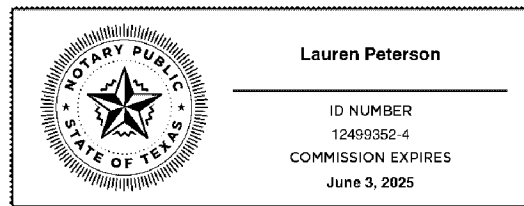
On this 28th day of November, 2023, before me, Lauren Peterson a Notary Public in and for said state, personally appeared Robert Juliano, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lauren Peterson

Notary Public for the State of Texas

Residing at: Comal

Commission Expires: 06/03/2025



Notarized online using audio-video communication