



THIS SPACE RESERVED FOR RECORDER'S USE

2025-003417
Klamath County, Oregon
05/07/2025 01:07:01 PM
Fee: \$87.00

After recording return to:

Steven C Tarbuck and Patty M Tarbuck

661 Duck Lake Drive SE

Ocean Shores, WA 98569

Until a change is requested all tax statements
shall be

sent to the following address:

Steven C Tarbuck and Patty M Tarbuck

661 Duck Lake Drive SE

Ocean Shores, WA 98569

File No. 1000474

STATUTORY WARRANTY DEED

Elayne Wedertz also known as Elayne H. Wedertz and also known as Elayne Hayden Wedertz,
Grantor(s), hereby convey and warrant to

Steven C Tarbuck and Patty 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:

PARCEL 1:

**Lot 3, Block 6, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.**

PARCEL 2:

**An undivided 1/68th interest in Lots 4 and 5 in Block 1 of RAINBOW PARK ON THE WILLIAMSON,
according to the official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3407-022CC-00300

3407-022CA-00400

The true and actual consideration for this conveyance is \$22,000.00.

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: 5/21/2025 KW

Elayne Wedertz also known as Elayne H. Wedertz and also known as Elayne Hayden Wedertz by Kristi Wedertz as her Attorney in fact.

Elayne Wedertz also known as Elayne H. Wedertz and also known as Elayne Hayden Wedertz by Kristi Wedertz, as her Attorney in Fact

State of Nevada } ss.
County of Washoe }

On this 2 day of May, 2025, before me, Diana L. Griffin, a Notary Public in and for said state, personally appeared Kristi Wedertz known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Elayne Hayden Wedertz, and subscribed the name of Elayne Hayden Wedertz as principal and his/her own name as Attorney-in-fact. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written

Diana L. Griffin
Notary Public for the State of Nevada
Residing at: Reno - Nevada
Commission Expires: 12/14/2028

