

2025-011410

Klamath County, Oregon



12/22/2025 02:55:18 PM

Fee: \$97.00

PREPARED BY:  
Tanner Yates  
Four Corners Land LLC  
3556 S 5600 W #1-675  
Salt Lake City, UT 84120

AND SEND  
WHEN RECORDED RETURN TAX STATEMENT TO:  
Tanner Yates  
Four Corners Land LLC  
3556 S 5600 W #1-675  
Salt Lake City, UT 84120

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**WARRANTY DEED**

THE GRANTOR(S),

- Albert Jacob Verbanac with a mailing address of 109 Bald Eagle Dr., McAllister, MT 59740, for and in consideration of: \$6,623 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Four Corners Land LLC, represented by Tanner Yates with a mailing address of 3556 S 5600 W #1-675 Salt Lake City, UT 84120, the following described real estate, situated in the County of Klamath, State of Oregon:

(legal description): Lot 35, Block 42, Klamath Forest Estates, 1st Addition Klamath County, Oregon.

Parcel Number: 3510-027D0-01600

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

Unofficial Copy

Albert Jacob Verbanac

This page pertains to the deed for Albert Verbanac, duly executed and signed on this 04 day of September, 2025.

Grantor Signature:

DATED: 4<sup>th</sup> day of SEPTEMBER, 2025

SIGNATURE: [Signature]  
Albert Verbanac Albert Jacob Verbanac  
109 Bald Eagle Dr.  
McAllister, MT 59740

Notary Public, State of Montana,  
County of Gallatin

Before me, a Notary Public, on this day personally appeared Albert Verbanac, known to me (or proved to me on the oath of \_\_\_\_\_) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Method of notarization (check one):

In Person     Live Video Conference

Type of ID Presented (check one) and ID Number:

Driver's License (State: MT) No. AAA0000572788

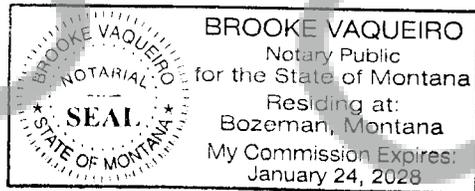
State ID Card No. \_\_\_\_\_

Passport No. \_\_\_\_\_

Other: \_\_\_\_\_ No. \_\_\_\_\_

Given under my hand and seal of office this 04 day of September, 2025.

(SEAL)



Brooke Vaqueiro  
(Print name of Notary Public here)

[Signature]  
(Notary Public Signature)

My commission expires on the 24 day of JANUARY, 2028  
~~04 day of September, 2025~~