

**2019-004308**

Klamath County, Oregon



00239258201900043080020022

04/23/2019 11:13:07 AM

Fee: \$87.00

**Recording Requested By:**

Larry and Sue Marcotte  
40610 Blue Oak Dr.  
Springville, CA 93265

**When recorded mail to:**

Land Mule, LLC  
921 Prairie Timber  
Burleson, TX 76028

**Send Tax Statement to:**

Land Mule, LLC  
921 Prairie Timber  
Burleson, TX 76028

---

**Warranty Deed**

For good and valuable consideration of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, I or we, **Larry L. and Sue A. Marcotte**, Husband and Wife of Springville, California (GRANTOR), does hereby grant, sells and conveys to **Land Mule, LLC**, a Texas Limited Liability Company (GRANTEE), Sole Ownership, for the following described real property situated in **Klamath (COUNTY), Oregon (STATE):**

**Township 35 South, Range 12 East, W. M. Section 7, Southeast ¼ of the Northwest ¼ of the Southeast ¼ and Southwest ¼ of the Northeast ¼ of the Southeast 1/4.  
(660 ft. x 1320 ft. 20 Acres)**

**SUBJECT TO:** Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record, and those apparent on the land. Grantor reserves an easement for joint user roadway and all other roadway purposes over and across a 30ft. wide strip of land laying west of the adjoining and parallel to the easterly boundary. 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 the 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 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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."

**Signature Page to Follow**

DATED:

April 11, 2019

BY:

Larry L. Marcotte  
Larry L. Marcotte

BY:

Sue A. Marcotte  
Sue A. Marcotte

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Tulare

On

4-11-19

before me,

Marisa Diane Alvarado, Notary Public  
(insert name and title of the officer)

personally appeared

Larry L. Marcotte & Sue A. Marcotte  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Marisa Diane Alvarado

