

2019-008822

Klamath County, Oregon



00244786201900088220020029

08/05/2019 10:21:43 AM

Fee: \$87.00

Recording Requested By:

Land Mule, LLC
921 Prairie Timber
Burleson, TX 76028

When recorded mail to:

Kenneth M. & Chulaporn L. Costello
2124 Kittredge St.
Berkeley, California 94704

Send Tax Statement to:

Kenneth M. & Chulaporn L. Costello
2124 Kittredge St.
Berkeley, California 94704

Warranty Deed

For good and valuable consideration of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, I or we, Land Mule, LLC, a Texas Limited Liability Company (GRANTOR), does hereby grant, sells and conveys to Kenneth M. & Chulaporn L. Costello, Husband and Wife, of Berkeley California (GRANTEE), as tenants by the entirety, 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: 7/26/19

BY: 
Justin Sliva, Member
Land Mule, LLC

STATE OF Texas)
) ss.
COUNTY OF Johnson)

On July 26, 2019, before me, the undersigned Notary Public, personally appeared Justin Sliva, personally known to me (or 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.

WITNESS my hand and official seal.

My Commission Expires: 05/06/2023


Notary Public

