



THIS SPACE RESERVED FOR

2019-011566

Klamath County, Oregon

10/04/2019 11:57:01 AM

Fee: \$87.00

After recording return to:

John A Guarcello and Patricia I Guarcello

PO Box 665

Pacific City, OR 97135

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

John A Guarcello and Patricia I Guarcello

PO Box 665

Pacific City, OR 97135

File No. 326026AM

STATUTORY WARRANTY DEED

Mountain Powersports LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

John A Guarcello and Patricia I Guarcello, 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 6 in Block 6 of Tract 1119, Leisure Woods Unit 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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

2407-007D0-02900

The true and actual consideration for this conveyance is \$405,000.00.

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:

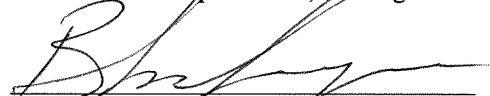
2019-2020 Real Property Taxes, a lien not yet due and payable

Return to: 

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 10-4-19 day of October, 2019.

Mountain Powersports LLC, an Oregon Limited Liability Company


Brett Laudenslager, Member

State of Oregon } ss
County of Washington }

On this 4th day of October, 2019, before me, Tiffany Lorraine Hudson a Notary Public in and for said state, personally appeared Brett Laudenslager known or identified to me to be the Managing Member in the Limited Liability Company known as Mountain Powersports, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Band 108
Commission Expires: 5/9/21

