



2020-001699

Klamath County, Oregon

02/11/2020 01:32:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Harbor Isles Klamath LLC, an Oregon Limited  
Liability Company

3534 Skyline View Dr.

Reno, NV 89509

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

Harbor Isles Klamath LLC, an Oregon Limited  
Liability Company

3534 Skyline View Dr.

Reno, NV 89509

File No. 348084AM

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### STATUTORY WARRANTY DEED

**Donald T. Sidor and Barbara J. Sidor,  
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Harbor Isles Klamath LLC, an Oregon Limited Liability Company,**

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:

**Lots 1 and 2, Block 9, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that  
portion of vacated Oregon Avenue lying along the Northerly boundary of said lots.**

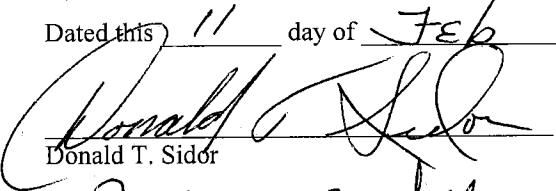
The consideration paid for the transfer is \$350,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON  
BEHALF OF GRANTOR/GRANTEE.

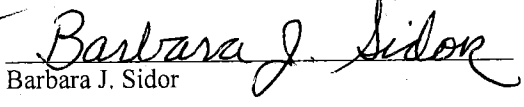
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

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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.

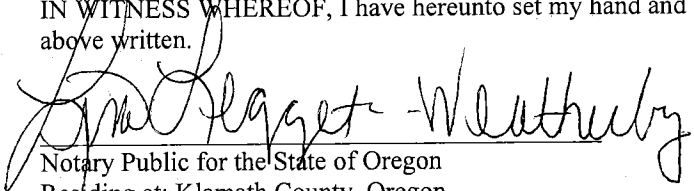
Dated this 11 day of Feb, 2020

  
Donald T. Sidor

  
Barbara J. Sidor

State of Oregon } ss  
County of Klamath }

On this 11 day of February, 2020, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Donald T. Sidor and Barbara J. Sidor, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. 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: Klamath County, Oregon  
Commission Expires: 10/1/2023

