



2022-013217

Klamath County, Oregon

11/10/2022 10:55:02 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mireya Guzman and Robert Guzman

2950 Hope St.

Klamath Falls, OR 97603

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

Mireya Guzman and Robert Guzman

2950 Hope St.

Klamath Falls, OR 97603

File No. 562752AM

STATUTORY WARRANTY DEED

Want to Sell Now LLC, A Texas Limited Liability Company

Grantor(s), hereby convey and warrant to

Mireya Guzman and Robert Guzman, 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 5 in Block 4 of Tract 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$181,500.00.

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:

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 01 day of NOVEMBER, 2022.

Want to Sell Now LLC, a Texas Limited Liability Company

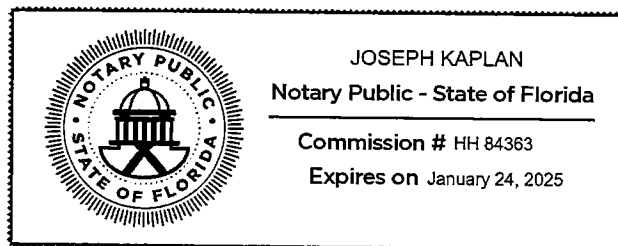
By: Nicolas Perry
Nicolas Perry, Manger

State of Florida } ss
County of Volusia }

On this 1st day of November, 2022, before me, Joseph Kaplan a Notary Public in and for said state, personally appeared Nicolas Perry known or identified to me to be the Managing Member in the Limited Liability Company known as Want to Sell Now LLC, a Texas Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.
produced id FI DRIVER LICENSE

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

Joseph Kaplan Online Notary
Notary Public for the State of Florida
Residing at: Florida Joseph Kaplan
Commission Expires: 01/24/2025



Notarized online using audio-video communication