

**2020-011100**

**Klamath County, Oregon**

09/02/2020 11:56:00 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Country Mile Land LLC

312 W. 2nd Street, Suite 1152

Casper, WY 82601

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**WARRANTY DEED**

THE GRANTOR(S),

- Joseph L. Gallegos and Gaila L. Gallegos formerly known as Gaila L. Erickson, Trustees Of The Joseph L. And Gaila L. Gallegos Family Trust, 3500 Summers Ln, Unit 48, Klamath Falls, OR 97603,

for and in consideration of: One Thousand Nine Hundred One Dollars And Seventy-Six Cents and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Country Mile Land LLC, a Wyoming Limited Liability Company with a mailing address of 312 W. 2nd Street, Suite 1152, Casper, WY 82601, the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 23 of Block 35 in Tract 1184 - Oregon Shores - Unit 2 - 1st Addition as shown on the Map filed on November 8, 1978 in Volume 21, Page 29 of Maps in the office of the County Recorder of said County

233731

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record 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 that 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, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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.

**Grantor Signatures:**

DATED: 8-20-2020

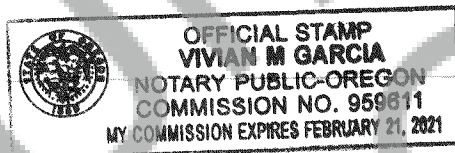
Joseph L. Gallegos  
Joseph L. Gallegos, Trustee  
3500 Summers Ln, Unit 48, Klamath  
Falls, OR 97603

**Grantor Signatures:**

DATED: 8/20/2020  
Gaila L. Gallegos FKA  
Gaila L. Erickson Trustee  
Gaila L. Gallegos formerly known as  
Gaila L. Erickson, Trustee  
3500 Summers Ln, Unit 48, Klamath  
Falls, OR 97603

STATE OF OR  
COUNTY OF Klamath, ss:

This instrument was acknowledged before me on this 20th day of aug,  
2020 by The Joseph L. And Gaila L. Gallegos Family Trust.



[Signature]  
Notary Public  
Signature of person taking  
acknowledgment

Notary Public  
Title (and Rank)

My commission expires 2/21/21