

**2020-012814**

**Klamath County, Oregon**

**10/06/2020 03:49:00 PM**

**Fee: \$87.00**

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Delby S Powell and JeanAnn E Powell  
8822 38<sup>th</sup> AVE SW  
Seattle, WA 98126

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**WARRANTY DEED**

THE GRANTOR(S),

- Country Mile Land LLC, a Wyoming Limited Liability Company with a mailing address of 312 W. 2nd Street, Suite 1152, Casper, WY 82601, for and in consideration of: Twelve Thousand Four Hundred And Ninety-Nine Dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Delby S Powell and JeanAnn E Powell, Husband and Wife with a mailing address of 8822 38<sup>th</sup> AVE SW, Seattle, WA 98126, the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 7 of Block 25 in Oregon Shores Subdivision Unit 2 Tract Number 1113, as shown on the map filed on December 9, 1977 in Volume 21, Page 20 in the office of the county recorder of said county.

244881

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: 10/06/2020

Nasir Rizvi

Nasir Rizvi  
Managing Member  
Country Mile Land LLC  
312 W. 2nd Street, Suite 1152  
Casper, WY 82601

**Grantor Signatures:**

DATED: \_\_\_\_\_

N/A

STATE OF Virginia

COUNTY OF United States, ss:

This instrument was acknowledged before me on this 6th day of October 2020,  
\_\_\_\_\_ by Nasir Rizvi, Managing Member, Country Mile Land LLC.

Virginia



Electronic Notary Public

Notarized online using audio-video communication

United States

Viola A Spratley Viola A Spratley

Notary Public

Signature of person taking  
acknowledgment

Notary Public/Electronic

Title (and Rank)

My commission expires 06/30/2024