

**2020-013804**

**Klamath County, Oregon**

10/26/2020 01:10:00 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Country Mile Land LLC  
312 W. 2nd Street, Suite 1152  
Casper, WY 82601

---

**WARRANTY DEED**

THE GRANTOR(S),

- Frank J Trabert and Michele S Trabert, Trustees Of The Trabert Family Trust, 23504 Daylight Pl , Ramona, CA 92065,

for and in consideration of: Seven Thousand Five Hundred Dollars 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:

Lots 55 and 56 of Block 28 in Oregon Shores Subdivision - Unit 2 Tract Number 1113, as shown on the map filed on December 9, 1977 in Volume 21, Page 20 of Maps in the office of the County Recorder of said County.

245880  
245924

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: 10-22-2020

Frank J Trabert, Trustee  
Frank J Trabert, Trustee Of The Trabert Family Trust  
23504 Daylight Pl, Ramona, CA 92065

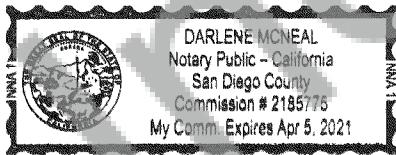
**Grantor Signatures:**

DATED: 10/22/2020

Michele S Trabert, Trustee  
Michele S Trabert, Trustee Of The Trabert Family Trust  
23504 Daylight Pl, Ramona, CA 92065

STATE OF California  
COUNTY OF San Diego, ss:

This instrument was acknowledged before me on this 22<sup>nd</sup> day of October, 2020 by Frank J Trabert and Michele S Trabert, Trustees Of The Trabert Family Trust.



Darlene McNeal

Notary Public

Signature of person taking  
acknowledgment

Notary Public  
Title (and Rank)

My commission expires 4-5-21