

2020-014697

Klamath County, Oregon

11/12/2020 08:16:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

William Osborne
1188 NE 27th St, Unit 133
Bend, OR 97701

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: Twenty Thousand One Hundred Fifty-Eight Dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- William Osborne, A Single Man, with a mailing address of 1188 NE 27th St, Unit 133, Bend, OR 97701,

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: 11/11/2020

Nasir Rizvi

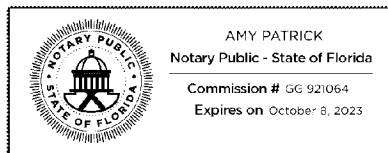
Nasir Rizvi
Managing Member
Country Mile Land LLC
312 W. 2nd Street, Suite 1152
Casper, WY 82601

Grantor Signatures:

DATED: _____

STATE OF Florida
COUNTY OF Hillsborough, ss:

This instrument was acknowledged before me on this 11th day of November,
2020 by Nasir Rizvi, Managing Member, Country Mile Land LLC.
Session via online notarization. Produced ID: Driver's License



[Signature]

Notary Public Amy Patrick GG 921064

Signature of person taking
acknowledgment

Electronic Notary Public

Title (and Rank)

My commission expires 10/08/2023

Notarized online using audio-video communication