

2020-015164

Klamath County, Oregon

11/20/2020 08:06:01 AM

Fee: \$97.00

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),

- Tricia T. Fernandez and Daniel M. Fernandez, Trustees Of The Alfonso M. Fernandez Revocable Living Trust with a mailing address of 4643 Amazing View St, Las Vegas, NV 89129,

for and in consideration of: Six Thousand 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:

Lot 11, Block 10 and Lot 18, Block 1, Oregon Shores Subdivision Tract No. 1053, in the County of Klamath, State of Oregon, as shown on the Map filed on October 3, 1973, in Volume 20, Pages 21 and 22, of Maps in the office of the county recorder of said county.

225161
224536

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: 11/19/2020

Tricia Fernandez

Tricia T. Fernandez, Trustee Of The Alfonso M. Fernandez Revocable Living Trust
4643 Amazing View St, Las Vegas NV 891298

Grantor Signatures:

DATED: 11/19/2020

Daniel M Fernandez

Daniel M. Fernandez, Trustee Of The Alfonso M. Fernandez Revocable Living Trust
4643 Amazing View St, Las Vegas, NV 89129

STATE OF Texas
COUNTY OF Dallas,
SS:

This instrument was acknowledged before me on this 19th day of November, 2020 by Tricia T. Fernandez, Trustee Of The Alfonso M. Fernandez Revocable Living Trust.

India Davis

Notary Public
Signature of person taking
acknowledgment

Electronic Notary Public
Title (and Rank)

My commission expires 10/08/2023

STATE OF Texas
COUNTY OF FORT BEND,
SS:

Romeka James
This instrument was acknowledged before me on this 19th day of November, 2020 by Daniel M. Fernandez, Trustee Of The Alfonso M. Fernandez Revocable Living Trust.

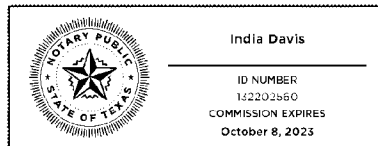
Romeka James

Notary Public
Signature of person taking
acknowledgment

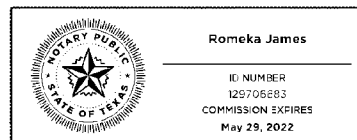
Electronic Notary Public
Title (and Rank)

My commission expires 05/29/2022

129706683



Notarized online using audio-video communication



Notarized online using audio-video communication

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of TEXAS)

☐ City ☒ County of Dallas)

On 11/19/2020 before me, India Davis,
Date *Notary Name*

personally appeared Tricia T Fernandez
Name(s) of Signer(s)

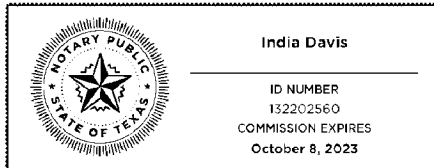
☐ personally known to me -- OR --

☐ proved to me on the basis of the oath of _____ -- OR --
Name of Credible Witness

☒ proved to me on the basis of satisfactory evidence: driver license
Type of ID Presented

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

WITNESS my hand and official seal.



Notary Public Signature: India Davis

Notary Name: India Davis

Notary Commission Number: 132202560

Notary Commission Expires: 10/08/2023

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed

Document Date: 11/19/2020 Number of Pages (w/ certificate): 3

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Tricia T Fernandez

☐ Corporate Officer Title: _____

☐ Partner – ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer Is Representing: Self

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer Title: _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer Is Representing: _____

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of TEXAS)

☐ City ☒ County of FORT BEND)

On 11/19/2020 before me, Romeka James,
Date Notary Name

personally appeared Daniel M Fernandez
Name(s) of Signer(s)

☐ personally known to me -- OR --

☐ proved to me on the basis of the oath of _____ -- OR --
Name of Credible Witness

☒ proved to me on the basis of satisfactory evidence: driver license
Type of ID Presented

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

WITNESS my hand and official seal.

Notary Public Signature: Romeka James

Notary Name: Romeka James

Notary Commission Number: 129706683

Notary Commission Expires: 05/29/2022

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

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Document Date: 11/19/2020 Number of Pages (w/ certificate): 4

Signer(s) Other Than Named Above: NA

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Signer's Name: Daniel M. Fernandez

☐ Corporate Officer Title: _____

☐ Partner – ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer Is Representing: Self

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer Title: _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer Is Representing: _____