

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

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

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

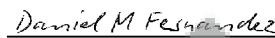


India Davis

ID NUMBER  
142202560  
COMMISSION EXPIRES  
October 8, 2023

**Grantor Signatures:**

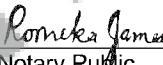
DATED: 11/19/2020



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 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.

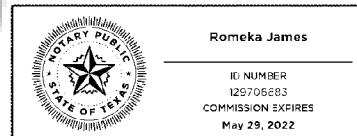
  
Romeka James  
Notary Public  
Signature of person taking  
acknowledgment

Electronic Notary Public

Title (and Rank)

My commission expires 05/29/2022

129706683



Romeka James

ID NUMBER  
129706683  
COMMISSION EXPIRES  
May 29, 2022

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 --

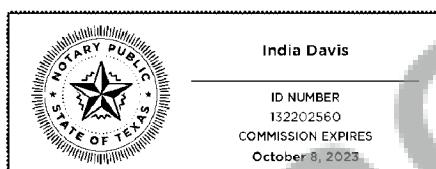
proved to me on the basis of the oath of \_\_\_\_\_ -- OR --  
*Name of Credible Witness*

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: Andrea 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 \_\_\_\_\_ Name of Credible Witness -- OR --  
 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

Title or Type of Document: Warranty Deed

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

Signer(s) Other Than Named Above: NA

### Capacity(ies) Claimed by Signer(s)

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: \_\_\_\_\_