

2020-015475

Klamath County, Oregon

11/30/2020 08:25:01 AM

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),

- John Bryce McWalter and Maureen B. McWalter, with a mailing address
of 2621 27th Ave W, Seattle, WA 98199,

for and in consideration of: Two Thousand Seven Hundred Fifty 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 20 in Block 10 OREGON SHORES SUBDIVISION-Tract #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.

225330

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: November 25, 2020

John Bryce McWalter

John Bryce McWalter

Grantor Signatures:

DATED: November 25, 2020

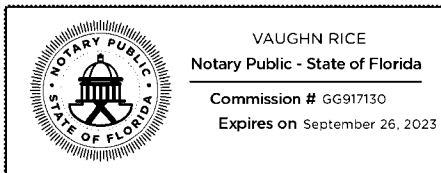
Maureen B. McWalter

Maureen B. McWalter

STATE OF Florida

COUNTY OF Hillsborough, ss:

This instrument was acknowledged before me on this 27 day of November, 2020 by John Bryce McWalter and Maureen B. McWalter.



GG917130

09/26/2023

Hillsborough

Florida

Vaughn Rice

Notary Public
Signature of person taking
acknowledgment

Notary

Vaughn Rice

Title (and Rank)

My commission expires 09/26/2023

Notarized online using audio-video communication

Electronic Notary Public