

2020-016166

Klamath County, Oregon

12/11/2020 12:14:01 PM

Fee: \$92.00

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),

- Charles R. Garcia, 2246 Caldwell Ave , Simi Valley, CA 93065,

for and in consideration of: Three Thousand Eight 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 26 in Block 8 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.

225045

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 OTS
195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,
OLD SON LAWS 2007.

Grantor Signatures:

DATE: 12-11-2020

Charles R. Garcia

Charles R. Garcia
2245 Caldwell Ave., Simi Valley, CA 93065

Grantor Signatures:

DATE: _____

STATE OF _____
COUNTY OF _____, ss:

This instrument was acknowledged before me on this _____ day of _____,
_____ by Charles R. Garcia.

Notary Public
Signature of person taking
acknowledgment

Notary Public

Signature of person taking
acknowledgment

Title (and Rank)

My commission expires _____

CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

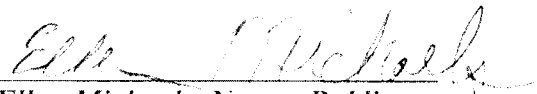
*State of California
County of Ventura*

*On December 11, 2020, before me, ELLEN MICHAELS, a Notary Public,
personally appeared CHARLES R. GARCIA,*

*Who proved to me on the basis of satisfactory evidence to be the person whose name is
subscribed to the within instrument and acknowledged to me that he executed the same in his
authorized capacity and that by his signature on the instrument, the person or the entity upon
behalf of which the person acted, executed the instrument.*

**I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF
CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.**

WITNESS my hand and official seal.


Ellen Michaels, Notary Public



DOCUMENT NAME: *Warranty Deed*

DOCUMENT DATE: *December 11, 2020*

PAGES: *2*

My Commission Expires: *November 6, 2024*