

**2021-000147**

**Klamath County, Oregon**

01/05/2021 04:01:01 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Medina Cavcic

11738 West Edgestone St

Boise, ID 83709

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**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 and Reid Kurtenbach with a mailing address of 921 E 8<sup>th</sup> Avenue, Broomfield, CO 80020,

for and in consideration of: Nineteen Thousand Nine Hundred Ninety-Seven Dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Medina Cavcic with an address of 11738 West Edgestone St, Boise, ID 83709,

the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 7 in Block 1 of BELLA VISTA TRACT 1235, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

806499

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: 01/05/2021

Nasir Rizvi

Nasir Rizvi  
Managing Member  
Country Mile Land LLC

**Grantor Signatures:**

DATED: 01/05/2021

Reid Kurtenbach

Reid Kurtenbach  
921 E 8<sup>th</sup> Ave, Broomfield, CO 80020

STATE OF Virginia  
COUNTY OF Chesapeake, ss:

This instrument was acknowledged before me on this 5th day of January, 2021 by Nasir Rizvi, Managing Member of Country Mile Land LLC.

Torey D. Boone  
Notary Public  
Signature of person taking acknowledgment

Notary Public  
Title (and Rank)

My commission expires 07/31/2024



Notarized online using audio-video communication

STATE OF Virginia  
COUNTY OF Loudoun, ss:

This instrument was acknowledged before me on this 5th day of January, 2021 by Reid Kurtenbach.

Kaheem A. Smith  
Notary Public  
Signature of person taking acknowledgment

Notary Public  
Title (and Rank)

My commission expires 01/31/2022



Notarized online using audio-video communication