

**2021-000151**

**Klamath County, Oregon**

**01/06/2021 08:14:01 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

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**WARRANTY DEED**

THE GRANTOR(S),

- David A. Javier and Kathy L. Javier, Trustees Of The David A. Javier and Kathy L. Javier Revocable Trust, dated May 30, 1998, 5100 Grindstone Rd, Millsap, TX, 76066,

for and in consideration of: Seven 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 14 in Block 44 of Tract 1184 - Oregon Shores - Unit 2 - 1<sup>st</sup> Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

241161

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

David A. Javier Trustee

David A. Javier, Trustee Of The David A. Javier and Kathy L. Javier Revocable Trust, dated May 30, 1998  
5100 Grindstone Rd, Millsap, TX, 76066

**Grantor Signatures:**

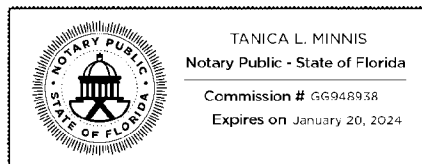
DATED: 01/05/2021

Kathy L. Javier Trustee

Kathy L. Javier, Trustee Of The David A. Javier and Kathy L. Javier Revocable Trust, dated May 30, 1998  
5100 Grindstone Rd, Millsap, TX, 76066

STATE OF Florida  
COUNTY OF Seminole, ss:

This instrument was acknowledged before me on this 5th day of January, 2021 by David A. Javier and Kathy L. Javier, Trustees Of The David A. Javier and Kathy L. Javier Revocable Trust, dated May 30, 1998.



Notarized online using audio-video communication

Tanica L. Minnis

Notary Public Tanica L. Minnis  
Signature of person taking  
acknowledgment

Online Notary

Title (and Rank)

My commission expires 01/20/2024