

2021-000770

Klamath County, Oregon

01/19/2021 09:48:01 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),
- Anthony L. Robles And Gayla J. Robles, 1101 S Steward Pocket Cir,
Payson, AZ 85541,

for and in consideration of: Four Thousand Seventy-Seven 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, Block 32, Fourth Addition To Nimrod River Park, situated in Section 11, Township
36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

328595

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: 01/16/2021



Anthony L. Robles
1101 S Steward Pocket Cir, Payson, AZ 85541

Grantor Signatures:

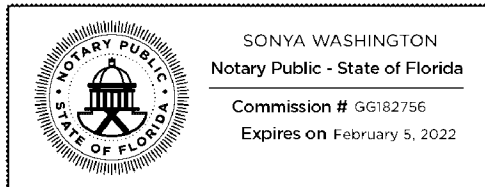
DATED: 01/16/2021




Gayla J. Robles
1101 S Steward Pocket Cir, Payson, AZ 85541

STATE OF Florida
COUNTY OF Miami-Dade, ss:

This instrument was acknowledged before me on this 16th day of January,
2021 by Anthony L. Robles And Gayla J. Robles. AZ drivers license provided





Notary Public
Signature of person taking
acknowledgment

Online Notary
Title (and Rank)

My commission expires 02/05/2022

Notarized online using audio-video communication