

2021-002629

Klamath County, Oregon

02/22/2021 12:34:00 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Roxanne J. Turner
15227 W. Christine Dr
Splendora, TX 77372

WARRANTY DEED

THE GRANTOR(S),

- Country Mile Land LLC, a Wyoming Limited Liability Company with a mailing address of 312 W. 2nd St, Suite 1152, Casper, WY 82601,

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

- Roxanne J. Turner, with a mailing address of 15227 W. Christine Dr, Splendora, TX 77372, the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 45 of Block 32 in Tract 1184 - Oregon Shores - Unit 2 - 1st Addition as shown on the Map filed on November 8, 1978 in Volume 21, Page 29 of Maps in the office of the County Recorder of said County.

R238031

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: 02/22/2021

Nasir Rizvi

Nasir Rizvi
Managing Member
Country Mile Land LLC
312 W. 2nd St, Suite 1152, Casper, WY 82601

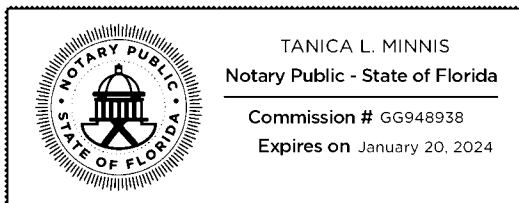
Grantor Signatures:

DATED: _____

STATE OF Florida

COUNTY OF Seminole, ss:

This instrument was acknowledged before me on this 22nd day of February,
2021 by Nasir Rizvi, Managing Member, Country Mile Land LLC. Produced a Colorado
Driver License for Identification.



Tanica L. Minnis

Notary Public
Signature of person taking
acknowledgment

Online Notary

Title (and Rank)

My commission expires 01/20/2024

Notarized online using audio-video communication