

**2021-003232**

**Klamath County, Oregon**

**03/04/2021 08:11:01 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),

- Frederick C Dong, P.O. Box 423, Montrose, CA 91021,

for and in consideration of: Eight 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 19 & POR 27 of Nimrod River Park as shown on map in official records of said county.

Block 31, Lot 149 of the 4th Addition To Nimrod River Park as shown on map in official records of said county.

348528  
344185

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: 03/03/2021

Frederick C Dong

Frederick C Dong  
P.O. Box 423, Montrose, CA 91021

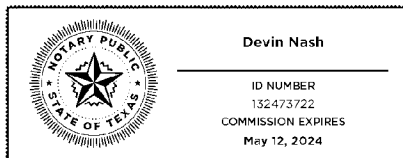
Grantor Signatures:

DATED: \_\_\_\_\_

\_\_\_\_\_

STATE OF Texas  
COUNTY OF Tarrant, ss:

This instrument was acknowledged before me on this 03 day of March,  
2021 by Frederick C Dong.



132473722  
05/12/2024

Devin Nash

Notary Public Devin Nash  
Signature of person taking  
acknowledgment

Notary Public, State of Texas  
Title (and Rank)

My commission expires 05/12/2024

Notarized online using audio-video communication