

2021-003452

Klamath County, Oregon

03/08/2021 11:25:01 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),

- James M. Harrer and Katherine A. Harrer, Trustors and Trustees Of The Harrer Family Trust, James M. Harrer And Katherine A. Harrer, Trustors And Trustees, Established October 6, 2004, John V. Roche, Jr., and Randy Eugene Roche,

for and in consideration of: Nine Thousand One Hundred Fifty 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 38, Block 11, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1, as recorded in Klamath County, Oregon.

390133

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:

03/05/2021

DATED: _____

James M. Harrer

James M. Harrer, Trustor and Trustee Of The Harrer
Family Trust, James M. Harrer and Katherine A.
Harrer Trustors and Trustees, Established October 6,
2004
2120 West 238th St, Torrance, CA 90501

Grantor Signatures:

DATED: 03/05/2021

Katherine A. Harrer

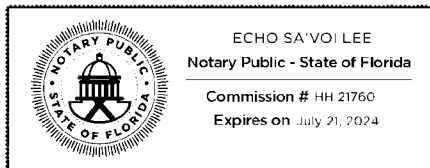
Katherine A. Harrer, Trustor and Trustee Of The Harrer Family
Trust, James M. Harrer and Katherine A. Harrer, Trustors and
Trustees, Established October 6, 2004
2120 West 238th St, Torrance, CA 90501

STATE OF Florida
COUNTY OF Orange, ss:

Notarized online using audio-video communication

This instrument was acknowledged before me on this 5th day of March,
2021 by James M. Harrer and Katherine A. Harrer, Trustors and Trustees Of The Harrer Family
Trust, James M. Harrer And Katherine A. Harrer, Trustors And Trustees, Established October 6,
2004. Who provided identification in the form of driver_license

E. Sa'Voi Lee



Notary Public Echo Sa'Voi Lee
Signature of person taking
acknowledgment

Online Notary

Title (and Rank)

My commission expires 07/21/2024

Grantor Signatures:

DATED: 03/08/2021

John V. Roche, Jr.
John V. Roche, Jr.

STATE OF Florida
COUNTY OF Pasco, ss:

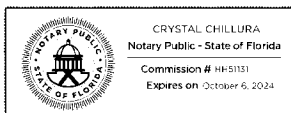
Provided Idaho Driver's License
This instrument was acknowledged before me on
this 8th day of March,
2021 by John V. Roche, Jr.

Crystal Chillura

Notary Public Crystal Chillura
Signature of person taking acknowledgment

Online Notary

Title (and Rank)
My commission expires 10/06/2024



Notarized online using audio-video communication

Grantor Signatures:

DATED: 03/08/2021

Randy Eugene Roche
Randy Eugene Roche

STATE OF Texas
COUNTY OF Denton, ss:

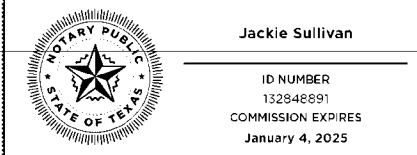
This instrument was acknowledged before me on
this 8th day of March,
2021 by Randy Eugene Roche

Jackie Sullivan

Notary Public
Signature of person taking acknowledgment

Notary Public, State of Texas

Title (and Rank)
My commission expires 01/04/2025



Notarized online using audio-video communication