

2021-004878

Klamath County, Oregon

03/31/2021 11:04:00 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

KNOW ALL BY THESE PRESENTS that

Noah W. Berkey, with a mailing address of 4185 SE Apple St, McMinnville, OR 97128,

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

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

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property with tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Lot 31, in Block 46 of 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.

239637

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will warrant and forever defend the premises and every part and parcel thereof against lawful claims and demands of all persons whomsoever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4000.00.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on the date indicated below.

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: March 31 - 21

Noah W. Berkey

Noah W. Berkey
4185 SE Apple St
McMinnville, OR 97128

STATE OF Oregon
COUNTY OF Yamhill, ss:

This instrument was acknowledged before me on this 31st day of March, 2021 by Noah W. Berkey.



Grantor Signatures:

DATED: _____

Susan Jo Harter, Notary Public
Notary Public

Signature of person taking
acknowledgment

Notary Public State of Oregon
Title (and Rank)

My commission expires 07/02/2023