

2021-005581

Klamath County, Oregon

04/14/2021 09:17:00 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

THE GRANTOR(S),

- F. Richard Felley and Donna R. Felley, 1145 E Barham Dr #63, San Marcos, CA 92078,

for and in consideration of: three 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 29, Block 48, Tract 1184, Oregon Shores Unit 2, First Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

239968

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: 04/13/2021

Frank Richard Felley

F. Richard Felley
1145 E Barham Dr, #63, San Marcos, CA 92078

Grantor Signatures:

DATED: 04/13/2021

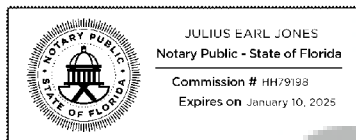
Donna Rose Felley

Donna R. Felley
1145 E Barham Dr, #63, San Marcos, CA 92078

STATE OF Florida

COUNTY OF Escambia, ss:

This instrument was acknowledged before me on this 13th day of April, 2021 by F. Richard Felley and Donna R. Felley.



Julius Earl Jones Julius Earl Jones
Notary Public
Signature of person taking
acknowledgment

Online Notary

Title (and Rank)

My commission expires 01/10/2025

Notarized online using audio-video communication