



2021-006841

Klamath County, Oregon

05/03/2021 09:05:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Walter Pedersen and Melissa Pedersen and Larry
Carlsen and Dylan Rowe

4025 Johnstonville Rd Unit C

Susanville, CA 96130

Until a change is requested all tax statements shall be
sent to the following address:

Walter Pedersen and Melissa Pedersen and Larry
Carlsen and Dylan Rowe

4025 Johnstonville Rd Unit C

Susanville, CA 96130

File No. 454059AM

STATUTORY WARRANTY DEED

Country Mile Land LLC, a Wyoming Limited Liability Company,

Grantor(s), hereby convey and warrant to

**Walter Pedersen and Melissa Pedersen as Tenants by the Entirety and Larry Carlsen and Dylan Rowe, not as
Tenants in Common but with Rights of Survivorship**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

**Lot 7, Block 93 KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4 according to
the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$28,456.20.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

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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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28 day of APRIL, 2021

Country Mile Land LLC

Nasir Rizvi
Nasir Rizvi, Managing Member
COLORADO

State of _____ } ss
County of **BOULDER** }

Michael C. Gervasi, Notary Public

On this APR 28 2021 day of _____, before me, _____ a Notary Public in and for said state, personally appeared NASIR RIZVI known or identified to me to be the Managing Member in the Limited Liability Company known as Country Mile Land LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

mg
Notary Public for the State of Colorado
Residing at: 4236 PIEDRA PLAZA
Commission Expires: BOULDER CO 80301
9/19/21

MICHAEL C. GERVASI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174039101
MY COMMISSION EXPIRES SEPTEMBER 19, 2021