

2021-007373

Klamath County, Oregon

05/10/2021 08:10:00 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Country Mile Land LLC

312 W. 2nd St, Suite 1152

Casper, WY 82601

WARRANTY DEED

THE GRANTOR(S),

- Catalina Andrea Garza, 1413 Prospect Ave, Grand Rapids, MI, 49507,

for and in consideration of: Six 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, the following described real estate, situated in the County of Klamath, State of Oregon:

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

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: 05/08/2021

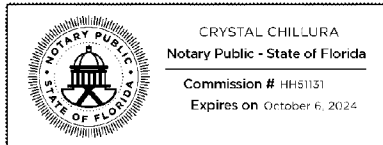
Catalina Andrea Garza

Catalina Andrea Garza
1413 Prospect Ave
Grand Rapids, MI 49507

STATE OF Florida
COUNTY OF Pasco, ss:

This instrument was acknowledged before me on this 8th day of May,
2021 by Catalina Andrea Garza.

ID Provided Michigan Driver's License



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