

2021-007828

Klamath County, Oregon

05/17/2021 01:39:01 PM

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),

- Betty J. Nicoles, 10093 Ironwood St, Rancho Cucamonga, CA 91730,

for and in consideration of: Four Thousand Nine Hundred Eighty 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:

Lot 20, Block 24, First Addition to Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

265509

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:

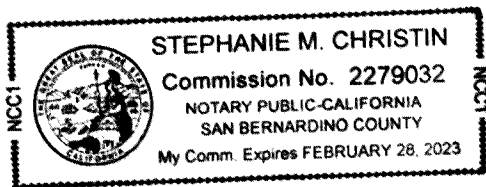
DATED: May 17, 2021

Betty J. Nicoles

Betty J. Nicoles
10093 Ironwood St
Rancho Cucamonga, CA 91730

STATE OF California
COUNTY OF San Bernardino, ss:

This instrument was acknowledged before me on this 17th day of May, 2021 by Betty J. Nicoles.



Stephanie M. Christin

Notary Public

Signature of person taking
acknowledgment

Notary Public (CA)

Title (and Rank)

My commission expires 02/28/2023