

2021-009734

Klamath County, Oregon

06/22/2021 08:26:00 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),

- Kevin Cunard and Debra A. Souza, Trustees of THE KCDC FAMILY
TRUST, UDT 06/05/2020, 7491 E. Levee Rd, Rio Linda, CA 95673,

for and in consideration of: nine thousand five hundred 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:

Parcel 3 of Land Partition 27-02 being a portion of Lot 66, Block 12, Klamath Falls Forest Estates,
Highway 66 Unit, Plat No. 1, as recorded in Klamath County, Oregon.

890416

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: 06/21/2021

Kevin Cunard

Kevin Cunard, Trustee of THE KCDC FAMILY TRUST, UDT 06/05/2020
7491 E. Levee Rd, Rio Linda, CA 95673

Grantor Signatures:

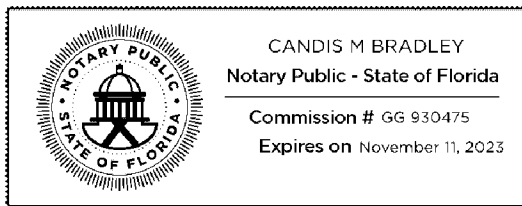
DATED: 06/21/2021

Debra A Souza

Debra A. Souza, Trustee of THE KCDC FAMILY TRUST, UDT 06/05/2020
7491 E. Levee Rd, Rio Linda, CA 95673

STATE OF Florida
COUNTY OF Broward, ss:

This instrument was acknowledged before me on this 21st day of June, 2021 by Kevin Cunard and Debra A. Souza, Trustees of THE KCDC FAMILY TRUST, UDT 06/05/2020. Provided California State-Issued ID



Candis M Bradley

Notary Public Candis M Bradley

Signature of person taking acknowledgment

GG 930475 Online Notary

Title (and Rank)

My commission expires 11/11/2023

Notarized online using audio-video communication