

**2021-012268**

**Klamath County, Oregon**

**08/11/2021 10:50:00 AM**

**Fee: \$87.00**

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Country Mile Land LLC  
312 W. 2<sup>nd</sup> St, Suite 1152  
Casper, WY 82601

---

**WARRANTY DEED**

THE GRANTOR(S),

- Alexander T. Almazan, with a mailing address of P.O. Box 1251, Hoodspport, WA  
98548,

for and in consideration of: Three Thousand Eight Hundred Two Dollars and Fifty Cents  
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 13 of Block 38 in Tract 1184 - Oregon Shores - Unit 2 - 1st addition as shown on the Map  
filed on November 8, 1978 in Volume 21, Page 29 of Maps in the office of the County  
Recorder of said County.

234106

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: 08/11/2021

Alexander T. Almazan

Alexander T. Almazan  
P.O. Box 1251  
Hoodsport, WA 98548

**Grantor Signatures:**

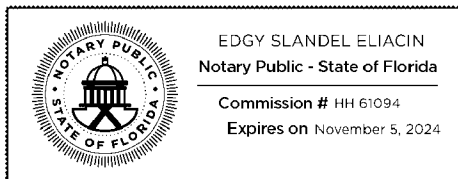
DATED: \_\_\_\_\_

\_\_\_\_\_

STATE OF Florida

COUNTY OF Miami-Dade, ss:

This instrument was acknowledged before me on this 11th day of August,  
2021 by Alexander T. Almazan. produced Identification card



Edgy Slandel Eliacin

Notary Public  
Signature of person taking  
acknowledgment

Notary Public Edgy Slandel Eliacin  
Title (and Rank)

My commission expires 11/05/2024

Notarized online using audio-video communication