

2021-013697

Klamath County, Oregon

09/09/2021 11:50:01 AM

Fee: \$92.00

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),

- Aviator Land, LLC, a Texas Limited Liability Company with a mailing address of 10810 N Tatum Blvd Ste 102-784, Phoenix, AZ 85028,

for and in consideration of: \$10 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, the following described real estate, situated in the County of Klamath, State of Oregon:

See Appendix A

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: 9/8/2021

DRD, manager

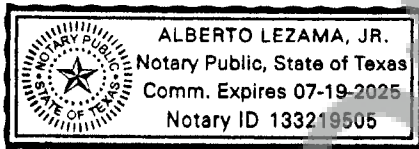
David Rosenstein, Manager
Aviator Land LLC
10810 N Tatum Blvd Ste 102-784
Phoenix, AZ 85028

Grantor Signatures:

DATED: _____

STATE OF Texas
COUNTY OF Tarrant, ss:

This instrument was acknowledged before me on this 8th day of September,
2021 by David Rosenstein, Manager Aviator Land LLC.



[Signature]

Notary Public

Signature of person taking
acknowledgment

Notary

Title (and Rank)

My commission expires 07-19-2025

APPENDIX A

APN	Legal Description
239110	Oregon Shores Tract 1113, Unit 2, Klamath County, Oregon Lot 25, Block 22
239101	OREGON SHORES UNIT #2 TRACT 1113 BLOCK 22 LOT 26 IN KLAMATH COUNTY, OREGON