

**2021-015065**

**Klamath County, Oregon**

**10/06/2021 08:22:01 AM**

**Fee: \$87.00**

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Charles and Dawn Cooper  
P.O. Box 1653  
Sisters, OR 97759

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**WARRANTY DEED**

THE GRANTOR(S),

- Country Mile Land LLC, a Wyoming Limited Liability Company with  
a mailing address of 312 W. 2nd Street, Suite 1152, Casper, WY 82601,

for and in consideration of: Twenty-Two Thousand Eight Hundred Eighty-Three Dollars  
And Eighty Cents and other good and valuable consideration grants, bargains, sells,  
conveys and warranties to the GRANTEE(S):

- Charles R. Cooper and Dawn R. Cooper, husband and wife, with a  
mailing address of P.O. Box 1653, Sisters, OR 97759,  
the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 14 in Block 44 of Tract 1184 - Oregon Shores - Unit 2 - 1<sup>st</sup> Addition, according to the  
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

241161

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: 10/05/2021

Nasir Rizvi

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

**Grantor Signatures:**

DATED: N/A

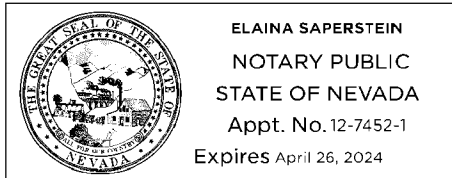
N/A

Notarized online using audio-video communication

STATE OF Nevada

COUNTY OF Clark County, ss:

This instrument was acknowledged before me on this 5th day of October,  
2021 by Nasir Rizvi, Managing Member, Country Mile Land LLC.



Elaina Saperstein

Notary Public

Signature of person taking  
acknowledgment

Notary Public, State of Nevada

Title (and Rank)

My commission expires 04/26/2024