

2021-016536

Klamath County, Oregon

11/02/2021 12:28:01 PM

Fee: \$97.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

MAIL TAX STATEMENT TO:
WHEN RECORDED RETURN TO:
Country Mile Land LLC
312 West 2nd Street, Suite 1152
Casper, Wyoming, 82601

WARRANTY DEED

THE GRANTOR(S),

- Vincent D. Caldwell and Florence A. Caldwell

for and in consideration of: \$10,464.60 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Country Mile Land LLC, Nasir Rizvi, Managing Member, 312 West 2nd Street, Suite 1152, Casper, Natrona County, Wyoming, 82601,

the following described real estate, situated in the County of Klamath, State of Oregon:

Legal Description: See attached *Schedule A*

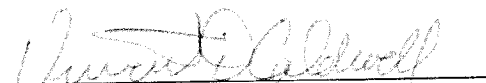
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the 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.

Tax Parcel Number: 348519

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.

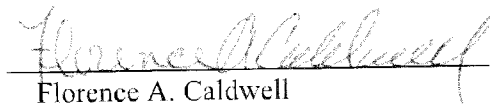
Grantor Signatures:

DATED: 11-2-2021



Vincent D. Caldwell
4603 SW Lake Helena Rd
Port Orchard, Washington
98367

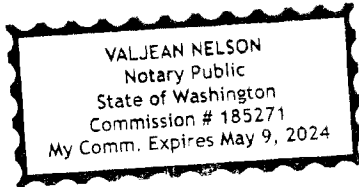
DATED: 11-2-2021



Florence A. Caldwell
4603 SW Lake Helena Rd
Port Orchard, Washington
98367

STATE OF WA, COUNTY OF Kitsap, ss:

This instrument was acknowledged before me on this 2nd day of November, 2021 by Vincent D. Caldwell and Florence A. Caldwell.



[Signature]
Notary Public
Signature of person taking acknowledgment

Notary Public
Title (and Rank)

My commission expires 5-9-24

SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY

Lot 20 of Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with a portion of Lot 27 of Nimrod River Park, more particularly described as follows:

Beginning at the Southeast corner of Lot 20; thence South 1 degree 04' East across Lot 27 to a point on the Northerly bank of the Sprague River; thence in a Northwesterly direction along the Northerly bank of said river to a point, which point is the intersection of the Southerly prolongation of the Westerly sideline of said Lot 20 and the Northerly river bank; thence from said intersection North 1 degree 04' West to the Southwest corner of said Lot 20; thence South 76 degrees 02' 30" East along the Southerly lot line of said lot to the point of beginning.