

2021-016619

Klamath County, Oregon

11/03/2021 01:49:01 PM

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),

- Hubert M. Reynolds II and Patsy R. Reynolds, Trustees Of The Reynolds Family Trust,

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:

Lot 16, Block 7, Tract No. 1019, Winema Peninsula, Unit No. 2, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

195292

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: 11/03/2021

Hubert M. Reynolds II

Hubert M. Reynolds II, Trustee Of The
Reynolds Family Trust
9280 Orangevale Ave
Orangevale, CA 95662

Grantor Signatures:

DATED: 11/03/2021

Patsy R. Reynolds

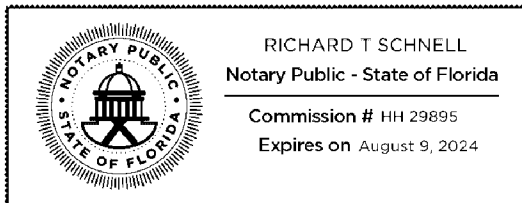
Patsy R. Reynolds, Trustee Of The Reynolds
Family Trust
9280 Orangevale Ave
Orangevale, CA 95662

STATE OF Florida

COUNTY OF Duval, SS:

This instrument was acknowledged before me on this 3rd day of November,
2021 by Hubert M. Reynolds II and Patsy R. Reynolds, Trustees Of The Reynolds Family Trust.

Provided Identification: driver license



Richard T Schnell

Notary Public Richard T Schnell
Signature of person taking
acknowledgment

Online Notary

Title (and Rank)

My commission expires 08/09/2024

Notarized online using audio-video communication