

2021-016713

Klamath County, Oregon

11/05/2021 08:28:01 AM

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),

- Carl Barbee and Dayna Barbee, Co-Trustees of the Barbee Family Living Trust UAD June 3, 2021, 5316 Valleyview Ln, Klamath Falls, OR 97601,

for and in consideration of: ten thousand dollars (\$10,000) 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 22 of Block 19 in Oregon Shores Subdivision – Unit 2, Tract Number 1113, as shown on the map filed on December 9, 1977 in Volume 21, Page 20 of Maps in the office of the County Recorder of said County.

243846

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: 11/05/2021

Carl Barbee

Carl Barbee, Co-Trustee of the Barbee Family
Living Trust UAD June 3, 2021
5316 Valleyview Ln, Klamath Falls, OR 97601

Grantor Signatures:

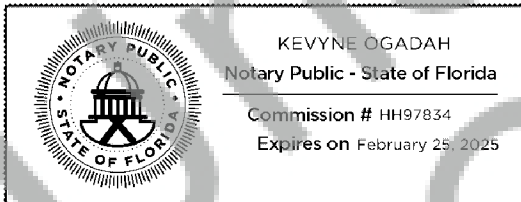
DATED: 11/05/2021

Dayna Barbee

Dayna Barbee, Co-Trustee of the Barbee Family Living Trust
UAD June 3, 2021
5316 Valleyview Ln, Klamath Falls, OR 97601

STATE OF Florida
COUNTY OF Miami Dade, ss:

This instrument was acknowledged before me on this 5th day of November,
2021 by Carl Barbee and Dayna Barbee, Co-Trustees of the Barbee Family Living Trust UAD
June 3, 2021.



Kevyne Ogadah

Notary Public Kevyne Ogadah
Signature of person taking
acknowledgment

Online Notary

Title (and Rank)

My commission expires 02/25/2025

Type of Identification produced by Mr. Carl Barbee is a State of Oregon Driver's License.

Type of Identification produced by Mrs. Dayna Barbee is a State of Oregon Driver's License.

Notarized online using audio-video communication