

**2021-017740**

**Klamath County, Oregon**

11/30/2021 01:47:03 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

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**WARRANTY DEED**

THE GRANTOR(S),

- Steven E. Saxton and Mary Jane Saxton, PO Box 738, Willow, AK 99688,

for and in consideration of: Eight Thousand 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 32, Block 45 First Addition To Klamath Forest Estates, according to the official plat thereof  
on file in the office of the County Clerk of Klamath County, Oregon.

270762

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 29 Nov. 21

Steven E. Saxton

Steven E. Saxton  
PO Box 738, Willow, AK 99688

Grantor Signatures:

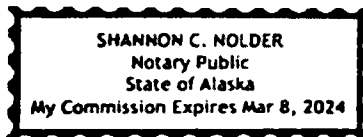
DATED 29 NOV 21

Mary Jane Saxton

Mary Jane Saxton  
PO Box 738, Willow, AK 99688

STATE OF Alaska  
COUNTY OF Matanuska-Susitna

This instrument was acknowledged before me on this 29 day of November, 2021 by Steven E. Saxton and Mary Jane Saxton.



Shannon C. Nolder

Notary Public  
Signature of person taking  
acknowledgment

Notary Public

Title (and Rank)

My commission expires 3/8/2024