



2021-019193

Klamath County, Oregon

12/29/2021 09:57:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Alisha R. Collier

PO Box 1355

Medford, OR 97501

Until a change is requested all tax statements shall be sent to the following address:

Alisha R. Collier

PO Box 1355

Medford, OR 97501

File No. 515012AM

STATUTORY WARRANTY DEED

Country Mile Land, LLC, a Wyoming Limited Liability Company,

Grantor(s), hereby convey and warrant to

Alisha R. Collier,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

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° 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 prologation of the Westerly sideline of said Lot 20 and the Northerly river bank; thence from said intersection North 1° 04' West to the Southwest corner of said Lot 20; thence South 76° 02' 30" East along the Southerly lot line of said lot to the point of beginning.

The true and actual consideration for this conveyance is \$29,997.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 23rd day of DECEMBER, 2021

Country Mile Land, LLC,

By: [Signature]
Nasir Rizvi, Managing Member

State of COLORADO } ss.
County of Garfield }

On this 23 day of December, 2021, before me, Michelle L. Bernardoni, a Notary Public in and for said state, personally appeared Nasir Rizvi known or identified to me to be the partner(s) of the Country Mile Land, LLC, a Wyoming Limited Liability Company Partnership that executed the foregoing instrument, and acknowledged to me that he/she/they executed the same in said Partnership name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of COLORADO
Residing at: Longmont, CO
Commission Expires: 1.14.2023

