

2022-002178

Klamath County, Oregon

02/22/2022 08:22:01 AM

Fee: \$92.00

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),

- Gene S. Roy and Steven G. Roy, 2541 Madison St, Klamath Falls, OR
97603,

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 7, Block 50, 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.

268971

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 Signature:

DATED 2/18/22

Gene S. Roy
Gene S. Roy
2541 Madison St, Klamath Falls, OR 97603

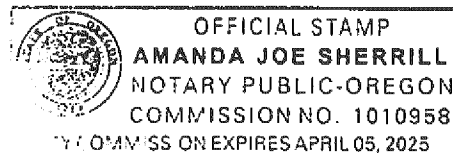
STATE OF Oregon
COUNTY OF Klamath, ss:

This instrument was acknowledged before me on this 18 day of February, 2022 by Gene S. Roy.

Amanda Joe Sherrill
Notary Public
Signature of person taking
acknowledgment

Notary Public
Title (and Bank)

My commission expires Apr. 05, 2025



Grantor Signature:

Dated 2-17-22

Steven G. Roy
2541 Madison St, Klamath Falls OR 97603

STATE OF California
COUNTY OF Orange, ss:

This instrument was acknowledged before me on this 17 day of Feb 2022
_____ by Steven G. Roy.



Jennifer J. DeWitt

Notary Public
Signature of person taking
acknowledgment

Jennifer J. DeWitt, Notary Public

Title (and Rank)

My commission expires 8.20.23