

**2022-004421**

**Klamath County, Oregon**

**04/06/2022 02:39:01 PM**

**Fee: \$87.00**

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Lauren Hale and Richard Whalen II  
115 Redwood Circle  
Ventura, CA 93003

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**WARRANTY DEED**

THE GRANTOR(S),

- Country Mile Land LLC, a Wyoming Limited Liability Company with a mailing address of 312 W. 2nd Street, Suite 1152, Casper, WY 82601,

for and in consideration of: fourteen thousand dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Lauren M. Hale and Richard T. Whalen II, Not as Tenants in Common, But with Rights of Survivorship, with a mailing address of 115 Redwood Circle, Ventura, CA 93003,

the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 10, Block 51, 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.

271486

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: 04/06/2022

Nasir Rizvi

Nasir Rizvi  
Managing Member  
Country Mile Land LLC  
312 W. 2<sup>nd</sup> St, Suite 1152, Casper, WY 82601

Grantor Signatures:

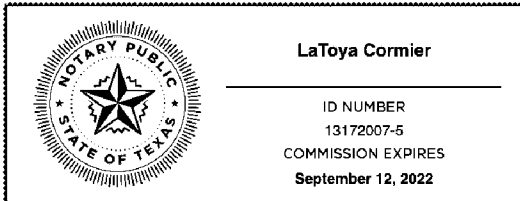
DATED: \_\_\_\_\_

\_\_\_\_\_

STATE OF Texas

COUNTY OF Harris, ss:

This instrument was acknowledged before me on this 6th day of April,  
2022 by Nasir Rizvi, Managing Member, Country Mile Land LLC.



Notarized online using audio-video communication

LaToya Cormier

LaToya Cormier

Notary Public

Signature of person taking  
acknowledgment

Notary Public, State of Texas

Title (and Rank)

My commission expires 09/12/2022