

**2022-004424**

**Klamath County, Oregon**

**04/06/2022 02:43:01 PM**

**Fee: \$87.00**

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Ronnesha Robinson

296 Beauvoir Rd

Suite 100 - 1003

Biloxi, MS 39531

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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: Thirteen Thousand Eighty Dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Ronnesha R. Robinson with a mailing address of 296 Beauvoir Rd, Suite 100 - 1003, Biloxi, MS 39531, the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 54 of Block 8, Sprague River Valley Acres

294755

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:**

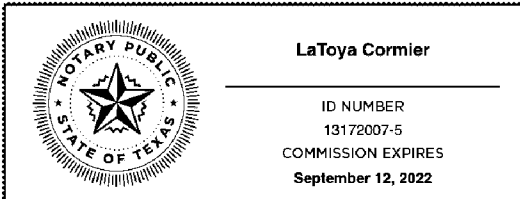
DATED: 04/06/2022

*Nasir Rizvi*

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

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