



THIS SPACE RESERVED FOR

2022-004938
Klamath County, Oregon
04/18/2022 02:29:01 PM
Fee: \$102.00

After recording return to:

Country Mile Land LLC, a Wyoming limited liability
company

312 W. 2nd Suite 1152

Casper, WY 82601

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

Country Mile Land LLC, a Wyoming limited liability
company

312 W. 2nd Suite 1152

Casper, WY 82601

File No. 527198AM

STATUTORY WARRANTY DEED

Jim L. Jeffries also known as Jimmy Lynn Jeffries Successor Trustee, and Mary Ann Dirkes Successor Trustee of The Ruby M. Dirkes Revocable Trust; DTD December 23, 2000

Grantor(s), hereby convey and warrant to

Country Mile Land LLC, a Wyoming limited liability company,

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:

See Attached Exhibit "A"

The true and actual consideration for this conveyance is \$45,000.00.

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 13th day of APRIL 2022

Ruby M. Dirkes Revocable Trust

By

Jim L. Jeffries
Jim L. Jeffries, Successor Trustee

By:

Mary Ann Dirkes, Successor Trustee

State of _____ } ss.

County of _____ }

On this April 13th day of March, 2022, before me,

Jim L. Jeffries and Mary Ann Dirkes, a Notary Public in and for said state, personally appeared Jim L. Jeffries and Mary Ann Dirkes known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Ruby M. Dirkes and Trustee(s) of the Ruby Dirkes Revocable Trust; DTD December 23, 2000, and acknowledged to me that he/she/they executed the same as Trustee.

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

Notary Public for the State of _____

Residing at: _____

Commission Expires: _____

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of **El Dorado**

On the 13th day of April, 2022 before me, P.C. Crooks,

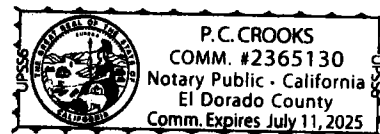
A Notary Public, personally appeared Tim L. Jeffries,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(~~ies~~), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal

Signature P.C. Crooks (seal)
Name (printed) P. C. Crooks



Commission Expires: July 11, 2025

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 13th day of April, 2022.

Ruby M. Dirkes Revocable Trust

By _____
Jim L. Jeffries, Successor Trustee

By: Mary Ann Dirkes, Successor Trustee
Mary Ann Dirkes, Successor Trustee

State of Washington } ss.
County of Lewis }

On this 13th day of April, 2022, before me, Alan R Browning, a Notary Public in and for said state, personally appeared Jim L. Jeffries and Mary Ann Dirkes known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Ruby M. Dirkes and Trustee(s) of the Ruby Dirkes Revocable Trust; DTD December 23, 2000, and acknowledged to me that he/she/they executed the same as Trustee.

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

Alan R Browning
Notary Public for the State of Washington
Residing at: Lewis County
Commission Expires: 8-27-2024



EXHIBIT "A"

PARCEL 1:

Lots 3 and 4, Block 24, of Sprague River Valley Acres, as per plat recorded in records of said county, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2:

Lots 1, 2 and 3 of Nimrod River Park as shown on map in official records of said county, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Together with a portion of Lot 27 of Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 1; thence South 0°54' East along the East line of the West of Section 9 across Lot 27 and a portion of the W1/2 of Section 9, Township 36 South, Range 11 East of the Willamette Meridian to a point on the Northerly bank of the Sprague River; thence in a Westerly direction along the Northerly bank of said river to a point, which point is the intersection of the Southerly prolongation of the Westerly sideline of Lot 3 and the Northerly river bank; thence, from said intersection North 0°54' West to the Southwest corner of said Lot 3; thence South 86°31' East along the Southerly lot lines of said lots to the point of beginning.