



2023-001775
Klamath County, Oregon
03/15/2023 08:41:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Country Mile Land, LLC

312 W 2nd St., Ste. 1152

Casper, WY 82601

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

Country Mile Land, LLC

52 Wapiti Dr.

Lyons, CO 80540

File No. 580991AM

STATUTORY WARRANTY DEED

Carolyn A. Steuer, Trustee, or her successors in trust, under the Carolyn A. Steuer Revocable Trust dated June 13, 2002 and any amendments thereto,

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:

Lot 8, Block 12, Tract No. 1107, FIRST ADDITION TO SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$10,800.00.

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 13 day of MARCH, 2023

The Carolyn A. Steuer Revocable Trust

By: Carolyn A. Steuer
Carolyn A. Steuer, Trustee

C.H.
AND

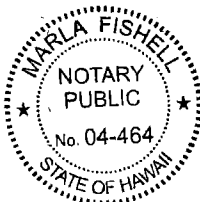
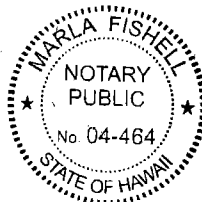
State of Hawaii } ss
County of Honolulu }

On this 13 day of March, 2023, before me, Marla Fishell a Notary Public in and for said state, personally appeared Carolyn A. Steuer, Trustee of the Carolyn A. Steuer Revocable Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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 Hawaii
Residing at: Kipolei HI
Commission Expires:

08-29-2024



Doc. Date: 03-13-2023 # Pages: 2
Notary Name: Marla Fishell 1 Circuit
Doc. Description: Statutory

Warranty Deed
[Signature] MAR 13 2023
Notary Signature Date
NOTARY CERTIFICATION