

**2023-002045**

**Klamath County, Oregon**

**03/24/2023 03:27:01 PM**

**Fee: \$87.00**

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Eric and Tania Aamodt

3367 Appoloosa Way

Bremerton, WA 98310

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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: nine thousand nine hundred and ninety-seven dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Eric R. Aamodt and Tania Aamodt, husband and wife, with a mailing address of 3367 Appoloosa Way, Bremerton, WA 98310, the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 59, Block 24 of Tract 1113, Oregon Shores Unit 2 as shown on the map filed on December 9, 1977 in Volume 21, page 20 of Maps in the office of the county recorder of said county.

245666

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:**

03/24/2023

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

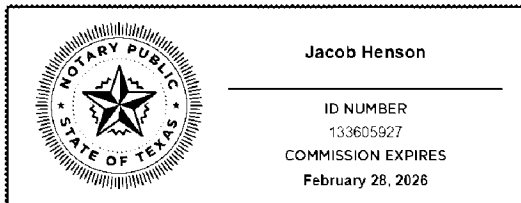
Nasir Rizvi

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 Travis, ss:

This instrument was acknowledged before me on this 24th day of March,  
2023 by Nasir Rizvi, Managing Member, Country Mile Land LLC.



Notarized online using audio-video communication

Jacob Henson  
Notary Public  
Signature of person taking  
acknowledgment

Jacob Henson Notary Public, State of Texas

\_\_\_\_\_  
Title (and Rank)

My commission expires 02/28/2026