

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

Modern Asset Management Inc.
170 S. Green Valley Parkway Suite #300
Henderson, Nevada, 89012

WARRANTY DEED

THE GRANTOR(S),

- Country Mile Land LLC, Nasir Rizvi, Managing Member

for and in consideration of: \$50,209.19 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Modern Asset Management Inc.,
170 S. Green Valley Parkway, Suite #300, Henderson, Clark County, Nevada, 89012,
- the following described real estate, situated in the County of Klamath, State of Oregon:

Legal Description: See attached *Schedule A*

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.

Tax Parcel Numbers: 348528, 458203, 328595, 226516, 241544, 236499, 233731, 236596, 225161, and 228346

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: 03/29/2023

Nasir Rizvi

Nasir Rizvi, Managing Member, on behalf of
Country Mile Land LLC
312 W. 2nd St, Suite 1152
Casper, Wyoming, 82601

STATE OF Virginia, COUNTY OF Prince William, ss:

This instrument was acknowledged before me on this 29th day of March,
2023 by Nasir Rizvi, Managing Member, on behalf of Country Mile Land LLC.



A handwritten signature in black ink, appearing to read 'Emon Christian Moore', written over a horizontal line.

Notary Public

Signature of person taking acknowledgment

Electronic Notary Public

Title (and Rank)

Notarized online using audio-video communication My commission expires 09/30/2026

SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY

Lot 19 & POR 27 of Nimrod River Park
Account 348528

Lot 11, Block 132, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4
Account 458203

Lot 14, Block 32, Fourth Addition To Nimrod River Park
Account 328595

Lot 13 In Block 12 Oregon Shores Subdivision - Tract No. 1053
Account 226516

Lot 1 In Block 43 in Oregon Shores Subdivision - Unit 2, First Addition Tract No. 1184
Account 241544

Lot 12 of Block 27 in Oregon Shores Subdivision - Unit 2 Tract Number 1113
Account 236499

Lot 23 of Block 35 in Tract 1184 - Oregon Shores - Unit 2 - 1st Addition
Account 233731

Lot 2 of Block 27 in Oregon Shores Subdivision - Unit 2 Tract 1113
Account 236596

Lot 11 of Block 10 in Oregon Shores Subdivision, Tract No. 1053
Account 225161

Lot 22 of Block 11 in Oregon Shores Subdivision, Tract No. 1053
Account 228346