

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Roxanne Pelton and Francesca Steele
94085 River Road
Junction City, OR 97448

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

- Roxanne L. Pelton and Francesca Steele, not as tenants in common but with the right of survivorship, with a mailing address of 94085 River Rd, Junction City, OR 97448,

the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 18 in Block 22, Klamath Forest Estates, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, State of Oregon.

257493

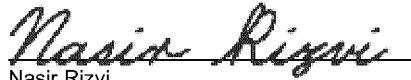
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the 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: 08/03/2023

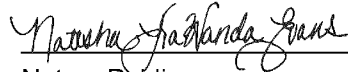


Nasir Rizvi
Managing Member
Country Mile Land LLC
312 W. 2nd St, Suite 1152, Casper, WY 82601

STATE OF Virginia
COUNTY OF Prince William, ss:

This instrument was acknowledged before me on this 3rd day of August,
2023 by Nasir Rizvi, Managing Member, Country Mile Land LLC.





Notary Public

Signature of person taking
acknowledgment

Electronic Notary Public

Title (and Rank)

My commission expires 01/31/2026

Notarized online using audio-video communication