

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

Peter Vang and Yer Thor
6993 NE Ronler Way, Apt #1816
Hillsboro, OR 97124

SPECIAL WARRANTY DEED

THE GRANTOR(S),

- Country Mile Land LLC, Nasir Rizvi, Managing Member,

for and in consideration of: \$22,000.00 grants, bargains, sells, conveys and specially warrants to the GRANTEE(S):

- Peter Vang and Yer Thor, 6993 NE Ronler Way, Apt #1816, Hillsboro, OR 97124,
the following described real estate, situated in the County of Klamath, State of Oregon:

Legal Description:

Lot 1, Block 33 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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) the following:

1. Covenant of Seisin: The Grantor has the right to convey the property.
2. Warranty of Title: The Grantor has valid title to the property.
3. Covenant Against Encumbrances: The Grantor guarantees that there are no encumbrances upon the property other than those that have been already disclosed to the Grantee.

Tax Parcel Number: 460370

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: 05/16/2024

Nasir Rizvi

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

Newport News, Virginia

STATE OF Virginia, COUNTY OF _____, ss:

This instrument was acknowledged before me on this 05/16/2024 day of _____,
_____ by Nasir Rizvi, Managing Member, on behalf of Country Mile Land LLC.
Nasir Rizvi

Winston Ndow

8040550



Notary Public

Signature of person taking acknowledgment
Electronic Notary Public

Title (and Rank)

My commission expires 02/28/2027