

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
John McMartin  
P.O. Box 849  
Chiloquin, OR 97624

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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: twenty-one thousand dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- John McMartin, with a mailing address of P.O. Box 849, Chiloquin, OR 97624,

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

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.

208689

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 Signature:**

DATED: 05/16/2024

*Nasir Rizvi*

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

Virginia

STATE OF \_\_\_\_\_

COUNTY OF Newport News, Virginia

This instrument was acknowledged before me on this \_\_\_\_\_ day of 05/16/2024,  
\_\_\_\_\_ by Nasir Rizvi, Managing Member, Country Mile Land LLC. 8040550  
Nasir Rizvi



*Winston Ndow*

Notary Public  
Signature of person taking  
acknowledgment

Electronic Notary Public

Title (and Rank) 02/28/2027

My commission expires \_\_\_\_\_

Notarized remotely online using communication technology via Proof.