

2024-004241

Klamath County, Oregon

05/29/2024 08:44:02 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

John Byrne
781 Upper Gulph Rd
Wayne, PA 19087

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

- John A. Byrne, with a mailing address of 781 Upper Gulph Rd, Wayne, PA 19087,

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

Lot 24 in Block 10 Oregon Shores Subdivision – Tract #1053, in the County of Klamath, State of Oregon as shown on the map filed on October 3, 1973 in Volume 20, pages 21 and 22 of MAPS in the office of the County Recorder of said County.

225296

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

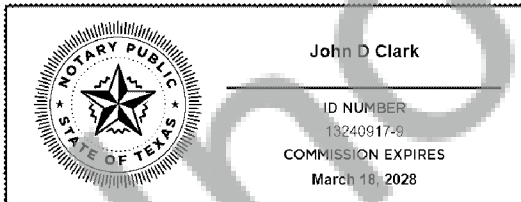
FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Grantor Signatures:
DATED: 05/29/2024

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

STATE OF Texas
COUNTY OF Tarrant, SS:

This instrument was acknowledged before me on this 29th day of May,
2024 by Nasir Rizvi, Managing Member, Country Mile Land LLC.



[Signature]
Notary Public
Signature of person taking
acknowledgment
Notary Public, State of Texas
Title (and Rank)
My commission expires 03/18/2028

Electronically signed and notarized online using the Proof platform.