



THIS SPACE RESERVED FOR

2024-005071

Klamath County, Oregon

06/24/2024 02:50:02 PM

Fee: \$87.00

After recording return to:

Country Mile Land LLC, a Wyoming Limited

Liability Company

312 W. 2nd St., Ste. 1152

Casper, WY 82601

Until a change is requested all tax statements shall be sent to the following address:

Country Mile Land LLC, a Wyoming Limited

Liability Company

312 W. 2nd St., Ste. 1152

Casper, WY 82601

File No. 637040AM

STATUTORY WARRANTY DEED

John N. Lundwall and Sheryl A. Lundwall, Trustees of the John N. Lundwall and Sheryl A. Lundwall Revocable Living Trust dated March 25th, 2019,

Grantor(s), hereby convey and warrant to

Country Mile Land LLC, a Wyoming Limited Liability Company,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

PARCEL 1

Lot 12, Block 30 of Tract 1184, OREGON SHORES, UNIT 2, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lot 13, Block 25 of Tract 1113, OREGON SHORES SUBDIVISION UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

The true and actual consideration for this conveyance is \$10,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 19 day of June, 2024.

John N. Lundwall and Sheryl A. Lundwall Revocable Living Trust

By: [Signature]
John N. Lundwall, Trustee
By: [Signature]
Sheryl A. Lundwall, Trustee

State of Utah } ss.
County of Washington }

On this 19 day of June, 2024, before me, Karie O'Neil, a Notary Public in and for said state, personally appeared John N. Lundwall and Sheryl A. Lundwall known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the John N. Lundwall and Sheryl A. Lundwall Revocable Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Karie O'Neil
Notary Public for the State of Utah
Residing at: IVINS, Utah
Commission Expires: 12/1/2027

