

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
David E. Espinoza and Anastasia M. Zigler  
1622 College St  
Philomath, OR 97370

---

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: Twelve Thousand Four Hundred Fifty-One Dollars (\$12,451.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- David E. Espinoza and Anastasia M. Zigler, as joint tenants with right of survivorship, whose mailing address is 1622 College St, Philomath, OR 97370,

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

Block 31, Lot 149 of the 4th Addition To Nimrod River Park as shown on map in official records of said county.

APN: 344185

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: 04/04/2025

Nasir Rizvi

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

STATE OF Texas

COUNTY OF Harris, ss:

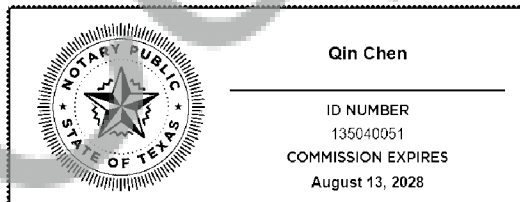
This instrument was acknowledged before me on this 4th day of April, 2025 by Nasir Rizvi, Managing Member, Country Mile Land LLC.

Qin Chen

Notary Public Signature of person taking acknowledgment

Title (and Rank) Notary Public

My commission expires 08/13/2028



Electronically signed and notarized online using the Proof platform.