

2020-000737

Klamath County, Oregon

01/21/2020 08:14:00 AM

Fee: \$87.00

WHEN RECORDED

MAIL TO:

Send Future Tax Statements To:
APXN PROPERTY LLC
2831 ST ROSE PKWY SUITE 359
HENDERSON NV 89052

WARRANTY DEED

THE GRANTOR, WILLIAM N. POWELL AND BRITT T. POWELL, TRUSTEES of the POWELL LIVING TRUST for and in consideration of Ten Dollars (\$10.00) grants, bargains, sells, conveys and warrants to the APXN PROPERTY LLC, [GRANTEE], with a tax mailing address of 2831 ST ROSE PKWY, SUITE 359, HENDERSON, NV, 89052 the following described real estate situated in the County of KLAMATH, State of OREGON:

THE E1/2 NE1/4 SW1/4 OF SECTION 16, TOWNSHIP 35 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN Excepting all subsurface rights, except water, reserved by Deed recorded in Volume 294, page 485, as shown on the map thereof as recorded in the Official Records, Klamath, Oregon.

APN: R-3510-01600-00200-000

SUBJECT TO: Current 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 the Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

EXECUTED this 14th day of JANUARY, 2020.

WILLIAM N. POWELL AND BRITT T. POWELL, TRUSTEES of the POWELL LIVING TRUST

By: William N. Powell
WILLIAM N. POWELL, TRUSTEE of the POWELL LIVING TRUST

By: Britt T. Powell
BRITT T. POWELL, TRUSTEE of the POWELL LIVING TRUST

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

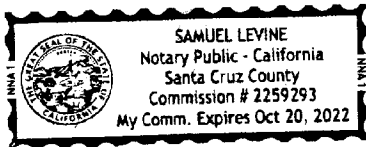
County of Santa Cruz

On January 14, 2020 before me Samuel Levine, a Notary Public

personally appeared WILLIAM N. POWELL AND BRITT T. POWELL

who proved to me on the basis of satisfactory evidence to be the person whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.



Signature

Samuel Levine

Samuel Levine, a Notary Public
831.325.1710

OPTIONAL INFORMATION BELOW

DESCRIPTION OF ATTACHED DOCUMENT

- ☐ Signing as **Individuals**
☐ Signing as **Trustees**

Title or Type of Document WARRANTY DEED

☐ Number of Pages ONE or ☐ Specific Page Number : _____

This optional Fraud Deterrent is NOT a state requirement.

Holographic ID indicator numbers on signed document _____ and here _____

Signier(s) Other than Named Above : _____

Name of the Notary: Samuel Levine

County of notary's principal place of business: Santa Cruz County

Phone Number : (831) 325-1710

Notary's registration number: 2259293

Commission Expiration date: October 20, 2022