

2020-000967

Klamath County, Oregon

01/24/2020 08:45:00 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, RENEE SUNNAFRANK, 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:

THAT PORTION OF LOT 7, BLOCK 6, SITUATED SOUTH AND EAST OF A POINT NORTH 1236' AND WEST 400' FROM THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK 6, AKA: LOT 7C, BLOCK 6, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, as shown on the map thereof as recorded in the Official Records, Klamath, Oregon.
APN: R-3313-02800-01100-000

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 10th day of January, 2020

RENEE SUNNAFRANK

By: Renee Sunnafrank

RENEE SUNNAFRANK

STATE OF _____

COUNTY OF _____, ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came RENEE SUNNAFRANK, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be a voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on the date written above, this ____ day of _____ 20 ____.

See attached

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 Yuba

On 01/10/2020, before me, Lauren A Wagner Notary Public
(Date) (insert name and title of the officer)

personally appeared Benee Sunnifant who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.



Lauren A Wagner

Signature

(Seal)

OPTIONAL DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty deed

Document Date: signed 1/10/2020 Number of Pages: 2

Other Information: APN R-3313-02800-01100-000