

2020-002226

Klamath County, Oregon

02/24/2020 02:04:00 PM

Fee: \$82.00

**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, FRANKLIN HAROLD DEATS, JR., 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:

NIMROD RIVER PARK 4TH ADDITION, BLOCK 45, LOT 6, as shown on the map thereof as recorded in the Official Records, Klamath, Oregon.

APN: R-3611-006C0-00200-000

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 6<sup>th</sup> day of FEB., 2020.

FRANKLIN HAROLD DEATS, JR.

By: Franklin Harold Deats Jr.  
FRANKLIN HAROLD DEATS, JR.

STATE OF California

COUNTY OF Santa Clara ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came FRANKLIN HAROLD DEATS, JR., 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 6<sup>th</sup> day of Feb. 2020.



Linda Tierney  
Notary Public