

2020-003162

Klamath County, Oregon

03/13/2020 12:04:29 PM

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, BARBARA O'SHEA, 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 two (2) described real estates situated in the County of KLAMATH, State of OREGON:

THAT PORTION OF THE RITTER RESERVOIR LYING WITHIN THE SW $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 38 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, OF KLAMATH FALLS ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2

AND

RITTER RESERVOIR AS DESIGNATED ON THE PLAT OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, SITUATED IN THE SE $\frac{1}{4}$ NE $\frac{1}{4}$ AND THE NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

APN: R-3811-004C0-01900-000 and R-3811-005D0-00100-000

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 3 day of March 2020

BARBARA O'SHEA

By: Barbara O'Shea
BARBARA O'SHEA

STATE OF

Mississippi

COUNTY OF

Jefferson Davis

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came BARBARA O'SHEA, 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 3 day of March 2020.

Dannelle J. Dillon

Notary Public

