

2020-003325

Klamath County, Oregon

03/17/2020 12:43:07 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, TIM 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 West of a point North 1236 feet and West 400 feet from the Southeast corner of said Lot 7D, Block 6, Klamath Falls Forest Estates Sycan Unit, as shown on the map thereof as recorded in the Official Records, Klamath, Oregon.  
APN: R-3313-02800-01200-000

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 11 day of MARCH, 2020.



TIM SUNNAFRANK

By: Tim Sunnafrank  
TIM SUNNAFRANK

STATE OF Oregon

COUNTY OF Klamath, ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came TIM 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 11 day of MARCH, 2020.

Marla Michele Hanlon-Abeita  
Notary Public