

2020-013421

Klamath County, Oregon

10/19/2020 11:44:00 AM

Fee: \$82.00

Send Future Tax Statements To:  
WHEN RECORDED MAIL TO:

APXN PROPERTY LLC  
2831 ST ROSE PKWY SUITE 359  
HENDERSON NV 89052

**WARRANTY DEED**

THE GRANTORS, JAMES J. BELLET and SHERRY A. BELLET, CO-TRUSTEES of the JAMES AND SHERRY BELLET JOINT 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:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 3 all of Chiloquin Heights, Chiloquin, Oregon as shown on the map thereof as recorded in the Official Records, Klamath, Oregon.

APN: R-3407-034DD-00400-000; R-3407-034DD-00300-000; and R-3407-034DD-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 13 day of October, 2020.

JAMES J. BELLET and SHERRY A. BELLET, CO-TRUSTEES of the JAMES AND SHERRY BELLET JOINT TRUST

By: James J. Bellet  
JAMES J. BELLET, CO-TRUSTEE

By: Sherry A. Bellet  
SHERRY A. BELLET, CO-TRUSTEE



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 JAMES J. BELLET and SHERRY A. BELLET, CO-TRUSTEES of the JAMES AND SHERRY BELLET JOINT TRUST, the Grantors 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 13 day of October, 2020.

Marla Michele Hanlon-Abaita  
Notary Public