

WHEN RECORDED MAIL TO / SEND
FUTURE TAX STATEMENTS TO:

Matthew Monaco
5247 Agnes Ave
#2
Valley Village, CA 91607

2021-001250

Klamath County, Oregon

01/27/2021 11:01:01 AM

Fee: \$82.00

**SPECIAL WARRANTY
DEED**

THE GRANTORS, **APXN Property LLC, a Nevada limited liability company**, for and in consideration of One Dollar (\$1.00) grants, bargains, sells, conveys to the GRANTEE, Matthew Monaco, with a tax mailing address of 5247 Agnes Ave, #2, Valley Village, CA 91607, the following described real estate situated in the County of Klamath, State of Oregon.

LOT 45, BLOCK 18, OREGON PINES SITUATED IN SECTION 15,
TOWNSHIP 35 SOUTH, RANGE 11 EAST OF THE WILLAMETTE
MERIDIAN, as shown on the map thereof as recorded in the Official
Records, Klamath, Oregon.

APN: R-3511-015D0-00800-000

SUBJECT TO: Current taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record, and applicable oil, gas and mineral reservation 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.

EXECUTED this 26 day of January, 2021.

APXN PROPERTY LLC, a Nevada limited
liability company

By: 

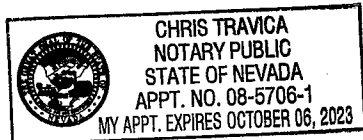
Daniel Hare, Manager


STATE OF Nevada

COUNTY OF Lake, ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came APXN Property LLC, a Nevada limited liability company, by Daniel Hare, its Manager, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his 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 26 day of January, 2021.




Notary Public