

WHEN RECORDED MAIL TO / SEND  
FUTURE TAX STATEMENTS TO:

Kaycee Lea Coffman  
23612 82nd Ave Ct East  
Graham WA 98338

2021-001251

Klamath County, Oregon

01/27/2021 11:08:01 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, Kaycee Lea Coffman, with a tax mailing address of 23612 82nd Ave Ct East Graham WA 98338, 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, 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: [Signature]

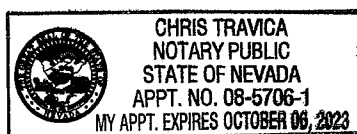
Daniel Hare, Manager

STATE OF Nevada

COUNTY OF Clark, 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.



[Signature]  
Notary Public