

2021-005098

Klamath County, Oregon

04/05/2021 11:24:00 AM

Fee: \$87.00

**WHEN RECORDED / TAX
STATEMENTS
MAIL TO:**

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

WARRANTY DEED

THE GRANTOR, HELEN ELAINE CAVALETTO, 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:

Lot 25, Block 21, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1, as shown on the map thereof as recorded in the Official Records, Klamath, Oregon.

APN: R-3711-028D0-01000-000

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 1 day of April, 2021

HELEN ELAINE CAVALETTO

By: Helen Elaine Cavalletto
HELEN ELAINE CAVALETTO

STATE OF _____

COUNTY OF _____, ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came HELEN ELAINE CAVALETTO, 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 ____ day of _____, 20____.

Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura

On April 1, 2021 before me, Kathy Hageman, Notary Public
(insert name and title of the officer)

personally appeared Helen Elaine Cavalletto,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~
subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in
~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the
person~~(s)~~ or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

