

2021-005641

Klamath County, Oregon

04/15/2021 08:09:04 AM

Fee: \$82.00

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

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

**WARRANTY DEED**

THE GRANTOR, SHAWN BRADBURY, 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 5 BLOCK 82, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66  
UNIT, PLAT 4, as shown on the map thereof as recorded in the Official  
Records, Klamath, Oregon.  
APN: R382927

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 12<sup>TH</sup> day of April, 20 21.

SHAWN BRADBURY

By: Shawn Bradbury

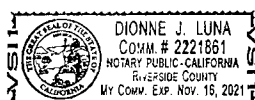
SHAWN BRADBURY

STATE OF California

COUNTY OF Riverside, ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came SHAWN BRADBURY, 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 12<sup>th</sup> day of April, 20 21.



Dionne J. Luna  
Notary Public