

**2021-005902**

**Klamath County, Oregon**

**04/19/2021 03:36:00 PM**

**Fee: \$92.00**

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

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

**WARRANTY DEED**

THE GRANTORS, DANIEL W. ANEMA AND JULIE A. ANEMA, 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 16 AND 17, BLOCK 20 OF SPRAGUE RIVER VALLEY ACRES, as shown on the map thereof as recorded in the Official Records, Klamath, Oregon.

APN: R-3612-001D0-00400-000; AND R-3612-001D0-00300-000

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 15 day of April, 2021.

DANIEL W. ANEMA

By: 

DANIEL W. ANEMA

JULIE A. ANEMA

By: 

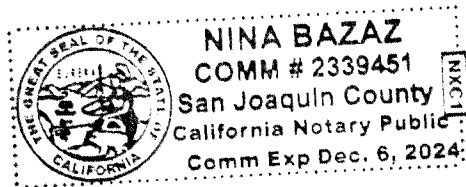
JULIE A. ANEMA

STATE OF CALIFORNIA

COUNTY OF SAN JOAQUIN ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came DANIEL W. ANEMA AND JULIE A. ANEMA, 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 15<sup>th</sup> day of APRIL 2021.



Nina Bazaz  
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 SAN JOAQUIN

On 04/15/2021 before me, NINA BZAZAZ, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared DANIEL W ANEMA and JULIE A ANEMA,  
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)

