

2021-006863

Klamath County, Oregon

05/03/2021 11:29:00 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, RICHARD R. BRODERSEN, 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 37, BLOCK 108, KLAMATH FALLS FOREST ESTATES, HIGHWAY  
66, PLAT 4, as shown on the map thereof as recorded in the Official Records,  
Klamath, Oregon.  
APN: R401951

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 MAY, 2021

RICHARD R. BRODERSEN

By:


RICHARD R. BRODERSEN

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_, ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came RICHARD R. BRODERSEN, 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\_\_\_\_.

See attached certificate 

Notary Public

# CALIFORNIA CERTIFICATE of ACKNOWLEDGEMENT

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

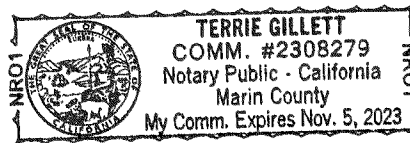
County of Marin

On MAY 01 2021 before me Terrie Gillett, Notary Public, personally appeared Richard B Brodersen, 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 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 & official seal.

Terrie Gillett  
Terrie Gillett, Notary Public



(Seal)

..... Optional Information .....

## DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed Lot 31 Block 108 / R 401951

## TYPE OF IDENTIFICATION

- ☒ Satisfactory Evidence – photo ID card
- ☐ One credible witness acknowledging identity of principal
- ☐ Two credible witnesses acknowledging identity of principal