

2021-009787

Klamath County, Oregon

06/23/2021 08:25:00 AM

Fee: \$87.00

Send future tax statements and
WHEN RECORDED
MAIL TO:

APXN Property, LLC
2831 St. Rose Pkwy Suite 359
Henderson, NV 89052

**LIMITED
WARRANTY DEED**

THE GRANTOR, **Dennis K. McCorkle and Marilyn J. Morais**, for and in consideration of Ten Dollars (\$10.00) grants, bargains, sells, conveys and warrants to the GRANTEE, **APXN Property LLC, a Nevada limited liability company**, 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 6 and 7, Block 90, Klamath Falls Forest Estates, Highway 66 Unit, Plat 4, as shown on the map thereof as recorded in the Official Records, Klamath, Oregon.

Property ID: R393201 and R393041
Map/ Tax Lot: 3711-023C0-02100 and 3711-023C0-02000


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.


The subject real property is not the Homestead of Grantor.

Being the same property as that conveyed under Document Number 2004-68360, Clerk's Office, Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010

EXECUTED this 9th day of June, 2021.

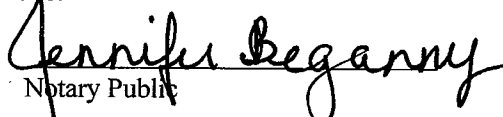

Dennis K. McCorkle


Marilyn J. Morais

STATE OF Maine
COUNTY OF Sagadahoc ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came **Dennis K. McCorkle and Marilyn J. Morais**, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be their/ his/ her 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 9th day of June, 2021.


Notary Public

