

**2021-013539**

**Klamath County, Oregon**

**09/07/2021 08:24:01 AM**

**Fee: \$87.00**

**WHEN RECORDED**

**MAIL TO:**

Send future tax statements &  
APXN Property LLC  
2831 St. Rose Pkwy, Suite 359  
Henderson, NV 89052

**WARRANTY DEED**

THE GRANTOR, **Paul E. Stellmacher, Jr, individually and Ruth Ann Stellmacher, individually and as Trustees of the Stellmacher Family Trust, dated October 31, 1995** 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 2, Block 3 of Rainbow Park on the Williamson, according to the official plat thereof on file on file in the Office of the County Clerk of Klamath County, Oregon. Together with and undivided 1/68<sup>th</sup> interest in Lots 4 and 5 of said subdivision.

Property ID: 193178  
Map/ Tax Lot: 3407-022CA-01600-000

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.

The subject real property is not the Homestead of Grantor.

Being the same property as that conveyed under Document Number M06-10059, 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

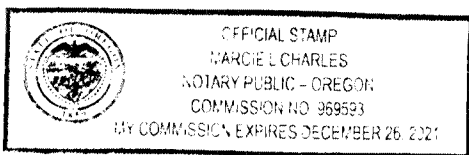
EXECUTED this 31 day of August, 2021.

Paul E. Stellmacher, Jr.  
Paul E. Stellmacher, Jr, individually and as  
Trustee of the Stellmacher Family Trust,  
dated October 31, 1995

Ruth Ann Stellmacher  
Ruth Ann Stellmacher, Jr, individually and  
as Trustee of the Stellmacher Family Trust,  
dated October 31, 1995

STATE OF Oregon  
COUNTY OF Marion ss

Sworn to, subscribed and acknowledged before me this 31 day of  
August, 2021, by Paul E. Stellmacher Jr & Ruth Ann Stellmacher by  
means of physical presence or online notarization, who is personally known to me or who  
has produced driver licenses as identification.



Marcie L. Charles  
NOTARY PUBLIC