

2021-017239

Klamath County, Oregon

11/17/2021 08:35:01 AM

Fee: \$87.00

Send future tax statements and

WHEN RECORDED

MAIL TO:

Vitaliy Vasilyev
4811 139th Place SE
Snohomish, WA 98296

**LIMITED
WARRANTY DEED**

THE GRANTOR, **APXN Property LLC**, a Nevada limited liability company, with a tax mailing address of 2831 St. Rose Pkwy Suite 359, Henderson, NV 89052, for and in consideration of Ten Dollars (\$10.00) grants, bargains, sells, conveys and warrants to the GRANTEE, **Vitaliy Vasilyev**, having a tax mailing address of 4811 139th Place SE, Snohomish, WA 98296, the following described real estate situated in the County of Klamath, State of Oregon:

Lot 28 and 29, Block 29, Tract 1113, Oregon Shores, Unit 2, as shown on the map thereof as recorded in the Official Records, Klamath, Oregon.

Property ID: 237274 and 237381
Map/ Tax Lot: 3507-017CB-06900-000 and 3507-017CB-07000-000

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 2020-013503, 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 15th day of November, 2021.

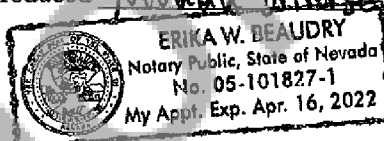
APXN Property LLC, a Nevada limited liability company

By: [Signature]
Dan Hare / Manager

STATE OF Nevada.

COUNTY OF Clark, ss

Sworn to, subscribed and acknowledged before me this 15th day of November, 2021, by Dan Hare, by means of physical presence, remote online means or online notarization, who is personally known to me or who has produced Nevada Invest 17034772 as identification.



[Signature]
NOTARY PUBLIC