

**2022-002653**

**Klamath County, Oregon**

**03/03/2022 08:50:02 AM**

**Fee: \$87.00**

**Send future tax statements &  
WHEN RECORDED  
MAIL TO:**

Duran Patrick Hill  
5626 Kenton Avenue  
Maple Heights, OH 44137

**LIMITED  
WARRANTY DEED**

THE GRANTOR, **APXX Property LLC, a Nevada limited liability company**, for and in consideration of Ten Dollars (\$10.00) grants, bargains, sells, conveys and warrants to the GRANTEE, **Duran Patrick Hill**, with a tax mailing address of 5626 Kenton Avenue, Maple Heights, OH 44137, the following described real estate situated in the County of Klamath, State of Oregon:

Lot 77, Block 70, Nimrod River Park 5<sup>th</sup> Addition as shown on the map thereof as recorded in the Official Records, Klamath, Oregon.

Account: 341552  
Map/ Tax Lot: 3611-003C0-00600

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 2022-001123, 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 2 day of March, 2022.

**APXN Property LLC, a Nevada limited liability company**

By:   
**Daniel Hare, Manager**

STATE OF NV  
COUNTY OF Clark, ss

Sworn to, subscribed and acknowledged before me this 2nd day of March, 2022, by Daniel Hare, by means of physical presence or online notarization, who is personally known to me or who has produced \_\_\_\_\_ as identification.

  
**NOTARY PUBLIC**



**TERRENCE MAHONEY**  
Comm. Expires July 7, 2025

Online Notary Public. This notarial act involved the use of online audio/video communication technology.