

2022-005611

Klamath County, Oregon

05/03/2022 11:55:01 AM

Fee: \$87.00

PREPARED BY:
APXN Property LLC
2831 St. Rose Pkwy Suite 359
Henderson NV 89052

**SEND FUTURE TAX STATEMENTS &
WHEN RECORDED
MAIL TO:**

Jonas Jeppsen
714 S. 400 E.
Salt Lake City, UT 84111

**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, **Jonas Jeppsen**, with a tax mailing address of 714 S. 400 E., Salt Lake City, UT 84111, all of their right title and interest in the following described real estate situated in the County of Klamath, State of Oregon:

The E 1/2 of the W 1/2 of the SE 1/4 of the NW 1/4 of Section 17, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for common user roadway as created by Deed recorded November 20, 2000, in Volume 100 page 41742, Microfilm Records of Klamath County, Oregon.

Property ID: 256234
Map/ Tax Lot: 3510-01700-00600

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.

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 25 day of APRIL, 2022.

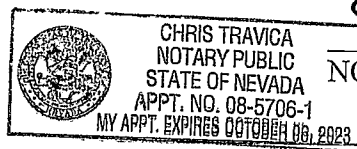
APXN Property LLC, a Nevada limited liability company

By: [Signature]
Daniel Hare / MANAGER

STATE OF Nevada

COUNTY OF Clark, ss

Sworn to, subscribed and acknowledged before me this 25 day of April, 2022, by Daniel Hare, by means of physical presence or online notarization, who is personally known to me or who has produced MD DL as identification.



[Signature]
NOTARY PUBLIC