

2022-006094

Klamath County, Oregon

05/13/2022 08:28:01 AM

Fee: \$87.00

Prepared By:

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

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

Dubravka Todorovic
300-1267 Marinaside Crescent
Vancouver, BC

LIMITED WARRANTY DEED

THE GRANTOR(S), **APXN Property LLC, a Nevada limited liability company**, having 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(S), **Dubravka Todorovic**, having a tax mailing address of 300-1267 Marinaside Crescent, Vancouver, BC, the following described real estate situated in the County of Klamath, State of Oregon, being more particularly described as follows:

Account: R391891

Map and Tax Lot: R-3711-023A0-04000-000

Lot 3, Block 87, Klamath Falls Estates, Highway 66, Plat 4, as shown in the official records of Klamath County, Oregon.

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; and the Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

The subject real property is not the Homestead of Grantor.

Being the same real property as conveyed under that certain deed recorded at 2021-002677, County Clerk, Klamath County, Oregon.

EXECUTED this 1st day of April, 2022.


APXN Property LLC, a Nevada limited liability company

By: [Signature]
Daniel Hare

STATE OF OHIO

COUNTY OF Franklin, ss

Sworn to, subscribed and acknowledged before me this 1st day of April, 2022, by Daniel Hare, by means of physical presence, remote online means or online notarization, who is personally known to me or who has produced _____ as identification.

[Signature]
NOTARY PUBLIC

Terrence Mahoney
Notary Public, State of Ohio
My Commission Expires July 7, 2025