

**2022-007542**

**Klamath County, Oregon**

**06/17/2022 08:33:01 AM**

**Fee: \$92.00**

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

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

**WARRANTY DEED**

THE GRANTOR, **Julian Hartz and Jill Hartz, husband and wife** for and in consideration of \$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 37, Block 21, Klamath Fall Forest Estates, Highway 66, Plat 1- as shown on the map thereof as recorded in the Official Records, Klamath, Oregon.

Account: 398359  
Map/ Tax Lot: 3711-028A0-01500

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 2006-01403, 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 13 day of June, 2022.

  
\_\_\_\_\_  
Julian Hertz

  
\_\_\_\_\_  
Jill Hertz

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_, ss

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

PLEASE SEE attached calif.  
Acknowledgement.

EM

\_\_\_\_\_  
NOTARY PUBLIC

**CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT**

*A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

*State of California  
County of Los Angeles*

*On June 13, 2022, before me, ELLEN MICHAELS, a Notary Public,*

*personally appeared JULIAN HORTZ and JILL HORTZ,*

*Who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument, the persons or the entity upon behalf of which the persons acted, executed the instrument.*

**I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.**

*WITNESS my hand and official seal.*

*Ellen Michaels*  
Ellen Michaels, Notary Public



**DOCUMENT NAME:**      *Warranty Deed*

**DOCUMENT DATE:**      *June 13, 2022*

**PAGES:**    *2*

***My Commission Expires: November 6, 2024***