

**2022-007643**

**Klamath County, Oregon**

**06/21/2022 12:15:01 PM**

**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, **Clifton Lee Wiseman and Judith Wiseman, Trustees of the Clifton and Judy Wiseman Revocable Living Trust, dated December 19, 2016** 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 119, Block 70, of the 5<sup>th</sup> Addition to Nimrod River Park as shown on the map thereof as recorded in the Official Records, Klamath, Oregon.

Account: 341721  
Map/ Tax Lot: 3611-003C0-03000

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 2017-001450, 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 10 day of June, 2022.

Judith Wiseman

Judith Wiseman, Trustee of the Clifton  
and Judy Wiseman Revocable Living  
Trust, dated December 19, 2016

Clifton Lee Wiseman

Clifton Lee Wiseman, Trustee of the  
Clifton and Judy Wiseman Revocable  
Living Trust, dated December 19, 2016

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

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

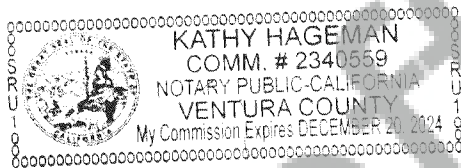
Sworn to, subscribed and acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, by means of physical presence or online notarization, who is personally known to me or who has produced \_\_\_\_\_ as identification.

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

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 Ventura

Subscribed and sworn to (or affirmed) before me on this 10  
day of June, 2022, by Judith Wiseman  
Cliffen Lee Wiseman,  
proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in black ink, appearing to read "Judith Wiseman", written over a horizontal line.