

2022-008217

Klamath County, Oregon

07/05/2022 03:27:01 PM

Fee: \$87.00

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

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

WARRANTY DEED

THE GRANTOR, **Kirk A. Spansel and Kimi A. Spansel 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 42, Block 7, of Klamath Forest Estates highway 66, Unit/ Plat No. 1 as shown on the map thereof as recorded in the Official Records, Klamath, Oregon.

Account: 386488
Map/ Tax Lot: 3711-016B0-03800

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 95-389, 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 29 day of JUNE, 2022.

Kirk A. Spansel
Kirk A. Spansel

Kimi A. Spansel
Kimi A. Spansel

STATE OF OREGON

COUNTY OF Deschutes, ss

Sworn to, subscribed and acknowledged before me this 29 day of JUNE, 2022, by KIRK A. SPANSEL & KIMI A. SPANSEL, by means of physical presence or online notarization, who is personally known to me or who has produced OR DRIVER LICENSES as identification.

Joel Mills
NOTARY PUBLIC

