

2022-009578

Klamath County, Oregon

08/05/2022 12:55:04 PM

Fee: \$87.00

**ADDRESS FOR RETURN AFTER
RECORDING & TAX STATEMENTS to:**

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

WARRANTY DEED

THE GRANTOR, **Lynn Paolo**, for and in consideration of Three Thousand Six Hundred Eighty-Five Dollars (\$3,685.00) 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 Parkway, Suite 359, Henderson, NV 89052, the following described real estate situated in the County of Klamath, State of Oregon:

Lot 14, Block 34, of the Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Lot: R-3811-004D0-00600-000

SUBJECT TO: Current taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record, and applicable oil, gas and mineral reservation 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.

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 6 day of December, 2018.

Lynn M. Paolo
Lynn Paolo

STATE OF Oregon

COUNTY OF Yamhill, ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came Lynn Paolo, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on the date written above, this 6th day of December, 2018.

OFFICIAL STAMP
LONA JO BUNN
NOTARY PUBLIC-OREGON
COMMISSION NO. 941437
COMMISSION EXPIRES AUGUST 02, 2019

Lona Jo Bunn
Notary Public