

2022-010111

Klamath County, Oregon

08/19/2022 10:28:02 AM

Fee: \$97.00

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

Michael Alan Wood
1022 W. Avenue P14
APT. #1
Palmdale, CA 93551

**LIMITED
WARRANTY DEED**

THE GRANTOR, AXPB Property LLC, a Nevada limited liability company, for and in consideration of Ten Dollars (\$10.00) grants, bargains, sells, conveys and warrants to the GRANTEE, Michael Alan Wood, with a tax mailing address of 1022 W. Avenue P14, APT #1, Palmdale, CA 93551 the following described real estate situated in the County of Klamath, State of Oregon:

Lot 12, Block 76, Klamath Falls Forest Estates, Highway 66, Plat No. 4 as shown on the map thereof as recorded in the Official Records, Klamath, Oregon.

Account: 384667
Map/Tax Lot: R-3711-015D0-03400-000

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 property as that conveyed under Document Number 2022-005613, 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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

EXECUTED this 22 day of APRIL, 2022.

By: Michael Alan Wood
Michael Alan Wood

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.

see attached Jurat & Acknowledgement.
dated 4/22/2022
NOTARY PUBLIC

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

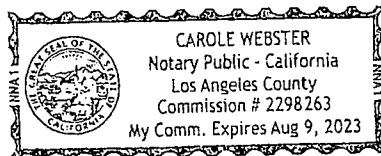
State of California

County of Los Angeles

On April 22, 2022 before me, Carole Webster, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Michael Alan Wood
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document Account: 383025 Map/Tax Lot:

Title or Type of Document: Warranty Deed. 3711-01430-03800

Document Date: April 22, 2022 Number of Pages: Two

Signer(s) Other Than Named Above: - NONE -

Capacity(ies) Claimed by Signer(s)

Signer's Name: Michael Alan Wood

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

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

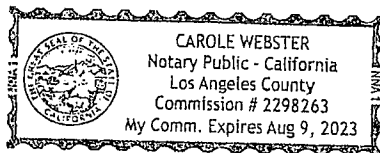
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on
this 22nd day of April, 2022, by
Date Month Year

(1) Michael Alan Wood

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to
be the person(s) who appeared before me.



Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached Document Account: 383025 Map / Tax Lot:
Title or Type of Document: Warranty Deed 3711-61430-03800
Document Date: April 22, 2022 Number of Pages: two
Signer(s) Other Than Named Above: NONE -