

2022-012522

Klamath County, Oregon

10/20/2022 10:15:02 AM

Fee: \$92.00

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

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

WARRANTY DEED

THE GRANTOR, Christopher J Schaaf, for and in consideration of Ten Dollars (\$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 9, Block 93, Klamath Falls Forest Estates, Highway 66 Unit Plat No 4, as shown on the map thereof as recorded in the Official Records, Klamath, Oregon.

Account: 394273
Map/Tax Lot: R-3711-026B0-00300

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.

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 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 15th day of October, 2022

CHRISTOPHER J SCHAAF

By: 

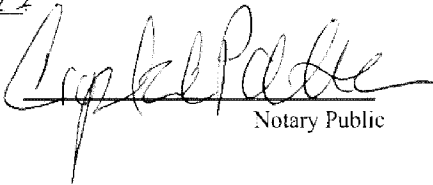
CHRISTOPHER J SCHAAF

STATE OF Colorado

COUNTY OF Arapahoe, ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came CHRISTOPHER J SCHAAF, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be a 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 15 day of October, 2022


Notary Public



INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Colorado }
County of Archuleta } ss.

On this the 15th day of October, 2022, before me,
Day Month Year

Crystal Patterson, the undersigned Notary Public,
Name of Notary Public

personally appeared Christopher J Schuch
Name(s) of Signer(s)

☐ personally known to me – OR –

☒ 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 for the purposes
therein stated.

WITNESS my hand and official seal.

Crystal Patterson
Signature of Notary Public

Place Notary Seal/Stamp Above

03/06/2023 expiration date
Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

*This section is required for notarizations performed in Arizona but is optional in other states.
Completing this information can deter alteration of the document or fraudulent reattachment
of this form to an unintended document.*

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 10/15/22 Number of Pages: 1

Signer(s) Other Than Named Above: _____