

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
American Prosperity Properties, LLC
10810 N Tatum Blvd STE 102737
Phoenix, AZ 85028

WARRANTY DEED

THE GRANTOR(S),

- Courtney J. Rivera (fka Ward), 3430 Norton Ave., Everett, WA 98201,

for and in consideration of: \$10.00 and other good and valuable consideration
grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- American Prosperity Properties, LLC, a Pennsylvania Limited
Liability Company with a mailing address of 10810 N Tatum Blvd STE
102737, Phoenix, AZ 85028,
the following described real estate, situated in the County of KLAMATH, State of Oregon:

NIMROD RIVER PARK 4TH ADDITION BLK-32 LOT-24

R328522

Subject to existing 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 that 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.

Grantor Signatures:

DATED: 17 JAN 2023

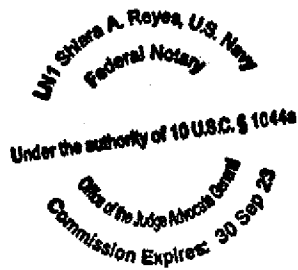
Courtney J. Rivera

Courtney J. Rivera (fka Ward)

3430 Norton Ave.,
Everett, WA 98201

STATE OF WASHINGTON
COUNTY OF SNOHOMISH, ss:

This instrument was acknowledged before me on this 17 day of JANUARY,
2023 by COURTNEY J WARD.



[Signature]
Notary Public
Signature of person taking
acknowledgment

COMMAND PARALEGAL / LNT
Title (and Rank)

My commission expires 30 SEP 23