

2023-001200  
Klamath County, Oregon  
02/21/2023 01:38:05 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE



After recording return to:  
APXN Property, LLC

Until a change is requested all tax statements  
shall be sent to the following address:

Caleb J. May  
PO Box 74  
Tenmile, OR 97481  
File No. 578626AM

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### SPECIAL WARRANTY DEED

**APXN Property LLC, a Nevada limited liability company,**

Grantor(s) hereby conveys and specially warrants to

**Caleb J. May,**

Grantee(s) and grantee's heirs, successors and assigns the following described real property free of encumbrances created or suffered by the Grantor, except as specifically set forth herein, situated in the County of **Klamath** and State of Oregon, to wit:

**Lot 37 in Block 21 of Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**3711-028A0-01500**

The true and actual consideration for this conveyance is Satisfaction of Land Contract

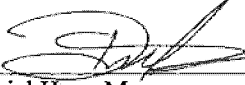
Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor during the time that grantor owned the property.

Return To: The AmeriTitle logo, featuring a stylized house icon above the word "AmeriTitle" in a bold, sans-serif font.

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.

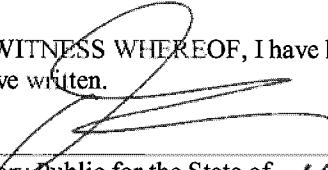
Dated this 15<sup>th</sup> day of FEBRUARY, 2023.

  
\_\_\_\_\_  
Daniel Hare, Manager

State of Nevada } ss  
County of Clark }

On this 15 day of February, 2023, before me, Chris Travica a Notary Public in and for said state, personally appeared Daniel Hare known or identified to me to be the Managing Member in the Limited Liability Company known as APXN Property, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
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Notary Public for the State of Nevada  
Residing at: 2051 Douglas Dr Henderson NV 89012  
Commission Expires:

10/6/23

