

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:

Erin Blackburn  
775 Turning Leaf St NW  
Albany, OR 97321

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**WARRANTY DEED**

THE GRANTOR(S),

- American Prosperity Properties, LLC, a Pennsylvania Limited Liability Company with a mailing address of 10810 N Tatum Blvd STE 102737, Phoenix, AZ 85028,

for and in consideration of: \$10 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Erin Blackburn, 775 Turning Leaf St NW Albany OR 97321

the following described real estate, situated in the County of KLAMATH, State of Oregon:

Parcel ID: R328522

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

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: 3/17/2023

Peter Schmitt

Peter Schmitt  
American Prosperity Properties, LLC  
10810 N Tatum Blvd STE 102737  
Phoenix, AZ 85028

STATE OF Virginia  
COUNTY OF Prince William, ss:

This instrument was acknowledged before me on this 17 day of March,  
2023 by Peter Schmitt American Prosperity Properties, LLC.



Rhodie Ann Ibae Burgess  
Notary Public  
Signature of person taking  
acknowledgment

Notary  
Title (and Rank)

My commission expires 10-31-2024

Unofficial Copy