

2023-003077

Klamath County, Oregon

04/25/2023 08:33:01 AM

Fee: \$87.00

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

APXN PROPERTY LLC
2831 ST ROSE PKWY SUITE 359
HENDERSON NV 89052

WARRANTY DEED

THE GRANTOR, Karyn E. Hidden, Trustee of the Karyn E. Hidden Trust instrument dated December 29, 1994, for and in consideration of Ten Dollars (\$10.00) grants, bargains, sells, conveys and warrants to the APXN PROPERTY LLC, [GRANTEE], 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:

Klamath Falls Forest Estates Sycan Unit, Block 2, Lot 9 Less ELY 1035' & NLY 415', as shown on the map thereof as recorded in the Official Records, Klamath County, Oregon.

Account: R181680
APN: R-3313-03100-03300-000

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.

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 20th day of April, 2023.

Karyn E. Hidden, Trustee of the Karyn E. Hidden Trust

By: Karyn Hidden
Karyn E. Hidden, Trustee of the Karyn E. Hidden Trust

STATE OF Massachusetts
COUNTY OF Essex, ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came Karyn E. Hidden, Trustee of the Karyn E. Hidden Trust instrument dated December 29, 1994, 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 25th day of April 2023.

Kendra L. Golden
Notary Public



Kendra L. Golden
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
August 17, 2029