

2023-003087

Klamath County, Oregon

04/25/2023 11:05:01 AM

Fee: \$87.00

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),

- WILLIAM & SUSAN RYAN, 12073 WESTOVER RD, OMAHA, NE 68154,

for and in consideration of: \$4,500 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, BLOCK 41, LOT 12

R326837

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: 4-20-2023

William Ryan
William Ryan
12073 Westover Rd. Omaha, NE 68154

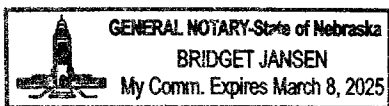
Grantor Signatures:

DATED: 4-20-2023

Susan Ryan
Susan Ryan
12073 Westover Rd. Omaha, NE 68154

STATE OF Nebraska
COUNTY OF Douglas, ss:

This instrument was acknowledged before me on this 20 day of April, 2023 by WILLIAM & SUSAN RYAN.



[Signature]
Notary Public

Signature of person taking
acknowledgment

Banker
Title (and Rank)

My commission expires 3 8 2025