

**2023-003533**

**Klamath County, Oregon**

**05/09/2023 09:52:01 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

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**WARRANTY DEED**

THE GRANTOR(S),

- William Earl Ryan and Susan Ryan, 12073 WESTOVER RD, OMAHA, NE  
68154,

for and in consideration of: \$4500 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: 5-5-23

William Earl Ryan  
William Earl Ryan  
12073 WESTOVER RD, OMAHA, NE 68154

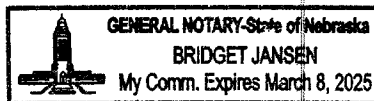
**Grantor Signatures:**

DATED: 5-5-23

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 5 day of May, 2023 by William Earl Ryan and Susan Ryan.



[Signature]  
Notary Public  
Signature of person taking  
acknowledgment

Banker / CRC  
Title (and Rank)

My commission expires 3-8-2025