

**2023-003690**

**Klamath County, Oregon**

05/15/2023 01:33:01 PM

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),**

- **LYMAN JEAN H, 1453 DAPHNE DR, WILLITS, CA 95490,**

**for and in consideration of: \$5,700 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 BLK-37 LOT-3**

**R325892**

**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: 5-10-23

Jean H. Lyman  
LYMAN JEAN H  
1453 DAPHNE DR, WILLITS, CA 95490

STATE OF New Jersey  
COUNTY OF MERCER, ss:

This instrument was acknowledged before me on this 10<sup>th</sup> day of May,  
2023 by LYMAN JEAN H.

Susan B. Cox

Notary Public

Signature of person taking  
acknowledgment

Notary Public

Title (and Rank)

My commission expires 6/10/2026

SUSAN B. COX  
Notary Public, State of New Jersey  
Commission # 50162417  
My Commission Expires 6/10/2026