

**2023-004209**

**Klamath County, Oregon**

**06/02/2023 10:03:01 AM**

**Fee: \$87.00**

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

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

**WARRANTY DEED**

THE GRANTOR, Viviane Black Gallardo, a/k/a Benjamin Gallardo, 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:

The North one-half of the South one-half of Northeast Quarter of the Northwest Quarter of Section 36, Township 39, Range 15 East W. M., as shown on the map thereof as recorded in the Official Records, Klamath, Oregon.

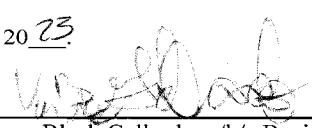
APN: R-3915-03600-00600-000  
Account: R119352

**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.

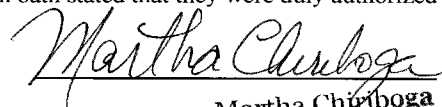
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

DATED this 31 day of May, 20 23.

  
Viviane Black Gallardo, a/k/a Benjamin Gallardo, Grantor

STATE OF New York  
COUNTY OF New York } ss.

The foregoing instrument was acknowledged before me on this 31 day of May, 2023, by Viviane Black Gallardo, a/k/a Benjamin Gallardo, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Printed Name: Martha Chiriboga

Notary Public in and for the State of New York

MARTHA CHIRIBOGA  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01CH6409311  
Qualified in New York County  
My Commission Expires 09-28-2024