

2023-004357

Klamath County, Oregon

06/08/2023 08:49:01 AM

Fee: \$87.00

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

Armen Ohannesian
16046 Malden Street
North Hills, CA 91343

**LIMITED WARRANTY
DEED**

THE GRANTORS, **APXN Property LLC**, a Nevada limited liability company, for and in consideration of One Dollar (\$1.00) grants, bargains, sells, conveys to the GRANTEE, Armen Ohannesian, with a tax mailing address of 16046 Malden Street, North Hills, CA 91343, the following described real estate situated in the County of Klamath, State of Oregon:

Lot 77, Block 31, 4th Additiona to Nimrod River Park, as shown on the map thereof as recorded in the Official Records, Klamath County, Oregon.

Account: 328844
Map/Tax Lot: 3610-012A0-01300-000

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 7th day of June, 2023

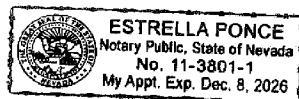
APXN PROPERTY LLC, a Nevada limited liability company

By [Signature]
Daniel Hare, Manager

STATE OF Nevada
COUNTY OF Clark, ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came APXN Property LLC, a Nevada limited liability company, by Daniel Hare, its Manager, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be his 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 7th day of June, 2023.



[Signature]
Notary Public