

**2023-004661**

**Klamath County, Oregon**

**06/19/2023 08:34:01 AM**

**Fee: \$92.00**

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

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

**WARRANTY DEED**

THE GRANTOR, Jayne M. Smith, 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:

Lot 22, Block 5, First Addition Klamath Forest Estates, as shown on the map thereof as recorded in the Official Records, Klamath County, Oregon.

Account: R262174  
APN: R-3510-022A0-01000-000

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 16 day of June, 2023

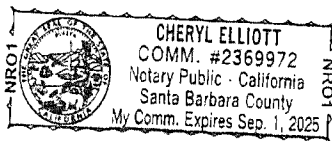
Jayne M. Smith

STATE OF California  
COUNTY OF Santa Barbara ss:

By: Jayne M. Smith  
Jayne M. Smith

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came Jayne M. Smith, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be a 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 16 day of June, 2023.



Cheryl Elliott  
Cheryl Elliott Notary Public



Office of the Clark County Clerk  
Lynn Marie Goya

Please Select One:

- ☒ New Application  
☐ Renewal of existing Fictitious Firm Name

**Certificate of Business: Fictitious Firm Name**

Please Print or Type

*The expiration date for such certificates shall expire after five years from the date of filing.*

The undersigned do/does hereby certify that they are conducting business in Clark County, Nevada, under the

Fictitious Firm Name: YNS Land

Mailing Address: P.O. Box 530099, Henderson, NV 89053

(Mailing Address for notification of renewal)

Mailing Address

City, State, Zip

Owner: APXN Property LLC

(Must print name exactly as it is registered with the Nevada Secretary of State)

and that said firm is composed of the following person(s) or legal entity whose name(s) and address(es) are as follows:

Signed By: Daniel Hare

Full Name of Authorized Signer

Signature

Date

Street Address of Business or Residence

City, State, Zip

Signed By:

(Use if needed) Full Name of Authorized Signer

Signature

Date

Street Address of Business or Residence

City, State, Zip

By signing above, I declare (or affirm), under penalty of perjury, that all statements made in this document are true, and that I have authority to sign on behalf of and to bind the above named business/legal entity to a contract.

*For additional signatures, please use additional pages*

STATE OF Nevada }  
COUNTY OF Clark } SS:

This instrument was acknowledged before me on April 4, 2019  
(Date)

by "Daniel Hare"  
(Name of individual(s) whose signature(s) is/are being notarized)

Kimberli M. Davis  
Signature of Notary Public/Deputy Clerk



KIMBERLI M. DAVIS  
NOTARY PUBLIC  
Clark County  
STATE OF NEVADA  
Appt. No. 05-97948-1  
My Appt. Expires Nov.30, 2019