

2024-000987

Klamath County, Oregon

02/07/2024 01:17:01 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Enrick Sto Domingo Francisco and Charisse Deanie Solania Francisco,
4535 Sunglow Ct.,
West Richland, WA 99353

WARRANTY DEED

THE GRANTOR(S),

- American Prosperity Properties, LLC, a Pennsylvania Limited Liability Company with a mailing address of 10810 N Tatum Blvd STE 102737, Phoenix, AZ 85028,

for and in consideration of: \$10 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Enrick Sto Domingo Francisco and Charisse Deanie Magadia Francisco, husband and wife as Joint Tenants with Rights of Survivorship, with a mailing address of 4535 Sunglow Ct., West Richland, WA 99353,

the following described real estate, situated in the County of Klamath, State of Oregon:

Parcel ID: R327319

Lot 8 Block 35 of the 4th Addition to Nimrod River Park
Map Tax Lot: R-3610-002D0-02200-000

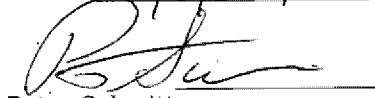
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the 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:

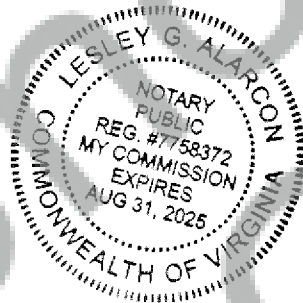
DATED: 2/6/2024



Peter Schmitt
American Prosperity Properties, LLC
10810 N Tatum Blvd STE 102737
Phoenix, AZ 85028

STATE OF VIRGINIA
COUNTY OF PRINCEWILLIAM ss:

This instrument was acknowledged before me on this 6 day of FEBRUARY, 2024 by Peter Schmitt American Prosperity Properties, LLC.



Notary Public
Signature of person taking
acknowledgment

NOTARY PUBLIC
Title (and Rank)

My commission expires 08/31/2025