2018-015230
Klamath County, Oregon
12/21/2018 10:18:01 AM
Fee: $97.00

ADDRESS FOR RETURN AFTER RECORDING & TAX STATEMENTS to:

Zaino Investments, LLC
12 Whitcomb Street
Haverhill, MA 01832

APN: R-3510-022B0-00700-000

WARRANTY DEED

THE GRANTOR, **Samuel E. Rush, Jr. and Phyllis R. Rush, Trustees of the Samuel & Phyllis Rush Family Trust dated July 17, 1984**, for and in consideration of Ten Dollars ($10.00) grants, bargains, sells, conveys and warrants to the GRANTEE, **Zaino Investments, LLC**, an Ohio limited liability company, with a tax mailing address of 12 Whitcomb Street, Haverhill, MA 01832, the following described real estate situated in the County of Klamath, State of Oregon:

Lot 20, Block 6, Klamath Forest Estates, as recorded in the Official Records of Klamath County, Oregon.

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.

EXECUTED this 29 day of August, 2018.

2018/29/8

TAMMY ANNE TAYLOR
Commission # 2093446
Notary Public - California
Orange County
My Comm. Expires Dec 13, 2018

Samuel E. Rush, Jr., Trustee of the Samuel & Phyllis Rush Family Trust dated July 17, 1984

Phyllis R. Rush 8-29-18

Phyllis R. Rush, Trustee of the Samuel & Phyllis Rush Family Trust dated July 17, 1984

STATE OF California
COUNTY OF Orange, ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came Samuel E. Rush, Jr. and Phyllis R. Rush, as Trustees of the Samuel & Phyllis Rush Family Trust dated July 17, 1984, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be their 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 29 day of August, 2018.

Tammy Anne Taylor
Notary Public

TRUSTEE'S CERTIFICATE

STATE OF California,
COUNTY OF Orange, SS:

The undersigned, Samuel E. Rush, Jr., certifies the following as of this date:

1. That "The Samuel & Phyllis Rush Family Trust" was created on July 17, 1984 ("Trust"), a revocable Trust, and has not been revoked or terminated;

2. That Samuel Rush, aka Samuel E. Rush, Jr. and Phyllis Rush, aka Phyllis R. Rush are the Settlers and Co-Trustees of the Trust;

3. That the Trust is the owner of the property commonly known as having a tax map number of R-3510-022B0-00700-000, and being more particularly described as Lot 20, Block 6, Klamath Forest Estates, (hereinafter, "the Property");

4. That pursuant to said Trust, and upon the direction of the beneficiaries of the Trust, the Trustee has full right, power and authority to sell, convey, assign or mortgage or otherwise dispose of all or any part of the Property and said powers being more detailed on the attached Exhibit "A".

IN WITNESS WHEREOF, this Certificate has been signed by the undersigned, being duly authorized to do so, this 29 day of August, 2018.

Samuel E. Rush Jr.
Samuel E. Rush, Jr.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 29 day of August, 2018.

Tammy Anne Taylor
Notary Public

TAMMY ANNE TAYLOR
Commission # 2093446
Notary Public - California
Orange County
My Comm. Expires Dec 13, 2018

EXHIBIT "A"

G. Liability of Persons Refusing to Accept Certification:

Probate Code Section 18100.5(h) provides that any person refusing to accept this Certification shall be liable for damages, including attorney's fees, if the Court determines that the person acted in bad faith.

H. Trustee's Powers:

The Trustor has given the Trustee the following powers which have been taken directly from the Trust document and duplicated in this Certificate of Trust:

1. ARTICLE VII, Paragraph 7.3, entitled Power to Delegate Ministerial Duties, allows a Trustee to delegate to another Trustee any non-discretionary power, including the power to (singularly or jointly) open bank accounts and savings and loan association accounts, and other financial savings accounts, sign checks or withdrawal slips, give instructions for the receipt or delivery of securities or other property, give instructions for the payment or the receipt of money and (singularly or with others) have access to any safe deposit box or other place where property of the Trust created pursuant to this Trust is deposited.

2. ARTICLE V, Paragraph 5.21, entitled Power to Borrow and Pledge Trust Assets, grants to the Trustee the power to borrow money and to pledge or mortgage the assets of the Trust, even though the terms of the loan may extend beyond the term of the Trust, and to renew on behalf of the Trust any existing loans or refinance any debts of the Trust. The Trustee shall also have the right to establish and enter into credit agreements and guarantee the debts of others.

3. ARTICLE V, Paragraph 5.6, entitled Power of Sale, Exchange, Repair, Improvement and General Management of Trust Assets, gives the Trustee broad authority to sell, exchange, lease, subdivide, grant options on, improve and repair any real property belonging to the Trust.

4. ARTICLE V, Paragraph 5.12, entitled Power to Invest Trust Estate, grants to the Trustee the power to invest and reinvest the Trust Estate in every kind of property, whether real, personal or mixed, and every kind of investment, specifically including, but not limited to, corporate obligations of every kind, stocks, shares of investment trusts, investment companies, mutual funds and mortgage participation. The Trustee is specifically authorized to buy, sell and trade in securities of any nature, including short sales and margin sales, and can for such purposes maintain and operate

accounts with brokers, and may pledge any securities held or purchased by the Trustee with such brokers as security for such loans and advances made to the Trustee. The Trustee is allowed to invest in common Trust funds and if Trustee is a Corporate Trustee, said Trustee is allowed to invest Trust assets into their own common Trust funds. The Trustee also has the ability to trade options, including, but not limited to, buying and selling of puts and calls.

5. ARTICLE V, Paragraph 5.14, entitled Power to Manage Securities, gives the Trustee the full powers to manage any securities.

6. ARTICLE V, Paragraph 5.5, entitled Power to Hold Property in Name of Nominee, allows the Trustee to hold securities in street name with a brokerage firm, or in the name of a nominee.

7. ARTICLE V, paragraph 5.16, entitled Power to Purchase Discount Treasury Bonds, gives the Trustee the power to purchase discount treasury bonds.

8. ARTICLE V, Paragraph 5.2, entitled Power to Employ Consultants, gives the Trustee the power to employ investment advisors and consultants to assist in the management of the Trust Assets.

9. ARTICLE V, Paragraph 5.7, entitled Power to Invest in Mineral Interests, grants to the Trustee the specific power to hold mineral properties of any kind or description as Trust Assets.

I. Successor Trustees:

The Successor Trustees of this Trust Instrument are as follows:

FIRST: JOAN GUSTAFSON

SECOND: DAVID E. RUSH

THIRD: CORPORATE TRUSTEE or a professional fiduciary that is licensed and bonded to be designated at a later date by the Trustor or, if not so designated by the Trustor, to be designated by the remaining Co-Trustee or any Successor Trustees, or, if not so designated, to be designated by a majority of the adult beneficiaries of this Trust, or if not, then by a Court of competent jurisdiction.