2022-006093

05/13/2022 08:27:01 AM

Klamath County, Oregon

Fee: \$117.00

Prepared by, send future tax statements, and WHEN RECORDED MAIL TO:

APXN Property LLC 2831 St. Rose Pkwy Suite 359, Henderson, NV 89052

## LIMITED WARRANTY DEED

THE GRANTOR, Mary C. Hingley, Laura Dawn Means, now known as Laura D. Means, and Janet Shamayne Hingley for and in consideration of Ten Dollars (\$10.00) grants, bargains, sells, conveys and warrants to the GRANTEE, APXN Property LLC, a Nevada limited liability company, with a tax mailing address of 2831 St. Rose Pkwy Suite 359, Henderson, NV 89052, all of their right title and interest in the following described real estate situated in the County of Klamath, State of Oregon:

Lot 4 and 15, Block 85, of Klamath Falls Forest Estates Highway 66, Plat No. 4 as shown on the map thereof as recorded in the Official Records, Klamath, Oregon.

Property ID: 391533 Map / Tax Lot: 3711-023A0-00400 Property ID: 391622 Map / Tax Lot: 3711-023A0-01300

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.

The subject real property is not the Homestead of Grantor; Being the same property as that conveyed under that Document Number 2022-000355, in the Clerk's Office, Klamath County, Oregon with Mary C. Bingley, the claiming successor of the Estate of Robert Newland Bingley, Deceased, under the Small Estate Affidavit filed on or about 7/19/2021 in State of Oregon, Klamath County Circuit Court Case No. 21PB06061 the same property as that conveyed under that Document Number 2022-000572 Laura D. Means, the personal representative of the Estate of Leo Roger Hingley, Deceased, in State of Utah, Sevier County District Court Case No. 083600047.

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. SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010

EXECUTED this Aday of March, 2022.
Janet Shamayne Hingley
STATE OF
COUNTY OF, ss
Sworn to, subscribed and acknowledged before me this day of, 2022, by
neans of physical presence or online notarization, who is personally known to me or whas produced as identification.  Certificate Attachae  J. Tomas, Notary Public
NOTARY PUBLIC

## **JURAT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

the truthfulness, accuracy, or validity of	that document.
State of California	
County of RIVERSIDE	
	ramayne Hingley  y evidence to be the person(s) who appeared
Signature (Seal	J. TOMAS COMM. #2348964 NOTARY PUBLIC - CALIFORNIA RIVERSIDE COUNTY My Comm. Expires March 16, 2025
OPTIONAL INFORMATION	INSTRUCTIONS
DESCRIPTION OF THE ATTACHED DOCUMENT  (Title or description of attached document)  (Title or description of attached document continued)  Number of Pages Document Date 3   N   CO C    Additional information	The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Juret. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stam; containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath of affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the documen was previously signed, it must be re-signed in front of the notary public during the jural process.  State and county information must be the state and county where the document signer(s) personally appeared before the notary public.  Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.  Print the name(s) of the document signer(s) who personally appear at the time of notarization.  Signature of the notary public must match the signature on file with the office of the county clerk.  The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete as

different jurat form.

www.NotaryClasses.com 800-873-9865

pages and date. Securely attach this document to the signed document with a staple.

different document.

Additional information is not required but could help to ensure this jurat is not misused or attached to a

Indicate title or type of attached document, number of

	Pawad Means
STATE OF <u>Utah</u> COUNTY OF <u>Sevier</u> , ss	
Sworn to, subscribed and acknowled Navel , 2022, by and means of physical presence or online notarize has produced Drives	ged before me this day of, by zation, who is personally known to me or who as identification.
NOTARY PUBLIC Melinda J. Goble 704517 Commission Expires February 8, 2023 STATE OF UTAH	NOTARY PUBLIC

EXECUTED this day of March, 2022.

STATE OF <u>CA</u>	
COUNTY OF Los Angeles, ss	
Sworn to, subscribed and acknowledge, 2022, by	-
means of physical presence or online notariz has produced	ation, who is personally known to me or who as identification.
See attached for correct California Notary wording	NOTARY PUBLIC
Anotary public or other officer completing this certificate verifies only the k individual who signed the document to which this certificate is attached, truthfulness, accuracy, or validity of that document.	dentity of the and not the
State of Celifornia County of	jes. NotaryPublic,
personally appeared who proved to me on the basis of satisfactory evidence to be the personally appeared to the within instrument and acknowledged the sne they executed the same in his/her/their authorized capacity(ies), ins/her/their signature(s) or the instrument the person(s), or the entity up which the person(s) acted to the instrument. I certify under PPERJURY under the laws and correct. WITNESS my mandout	cn(s) whose to the total and that the

## CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

error not the tradition less, accuracy, of	validity of that document.
State of California	_ }
County of Los Angeles	_ }
On March 10, 3032 before me,	Larcania L. Young Freeman, Notary Public
personally appeared Maru C	Hingley
he/she/they executed the same in his/ his/her/their signature(g) on the instru	sfactory evidence to be the person(s) whose in instrument and acknowledged to me that her/their authorized capacity(les), and that by ment the person(s), or the entity upon behalf of
which the person(s) acted, executed the	ne instrument,
I certify under PENALTY OF PERJUR the foregoing paragraph is true and co	Y under the laws of the State of California that prect.
WITNESS my hand and official seal.	LARCEMIA L. YOUNG FREEMAN COMM. # 2329607 NOTARY PUBLIC - CALIFORNIA D
Molary Public Signature	COMM. EXPIRES JULY 10, 2024
(M	lotary Public Seal)
ADDITIONAL OPTIONAL INFORMAT	NSTRUCTIONS FOR COMPLETING THIS FORM
DESCRIPTION OF THE ATTACHED DOCUMENT	If needed, should be completed and attached to the document, Actionaled muster
Warranty Deed	from other states may be completed for documents being sent to that state to lon as the wording does not require the California notary to violate California neta- law.
Title or description of attached document)	<ul> <li>State and County information must be the State and County where the document</li> </ul>
ille or description of etlached document continued)	signer(s) personally appeared before the notary public for admowledgment.  Date of notarization must be the date that the signer(s) personally appeared when
umber of Pages Document DateNIA	The notice public must print his or her name as it appears within his on
10111	commission followed by a comma and then your little (notary public).  Frint the name(s) of decument signer(s) who personally appear at the time
CAPACITY CLAIMED BY THE SIGNER	a ladical the correct singular or plural forms by prossing off incorrect forms (
☐ Individual (s)☐ Corporate Officer	influentium may lead to refection of document recording.
	<ul> <li>The notary seal impression must be clear and photographically regroducit impression must not cover text or lines. If seal impression smartness respect to</li> </ul>
(Title)  Ci Partner(s)	sufficient area permits, otherwise complete a different acknowledgment form.  Signature of the notary public must match the signature on file with the office
☐ Attornay-in-Fact	the county elect.
☐ Trustee(s)	acknowledgment is not misused or attached to a different forement
Other	'-' (Edicale title of type of attached document number of pages and date
Version www.ilolan/Classes.com and and and	comparate officer, indicate the title (i.e. CEO, CFO, Secretary).
Other Version www.NolaryClasses.com 800-873-9855	indicate title or type of attached document, number of pages and different the capacity claimed by the signer. If the claimed capacity

EXECUTED this/O day of March, 2022.
Mary C. Hingley

STATE OF		
COUNTY OF	, ss	
,	bscribed and acknowledged 2, by	before me this day of, by
means of physical p		on, who is personally known to me or who as identification.
	See attached for correct California Notary wording	NOTARY PUBLIC

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## CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California	_ }
County of Los Angeles	_ }
On March 10, 2022 before me,	Larcenia L. Young Freeman, Notary Public
personally appeared Mary C	Heip incom name and to eat use thicon
he/she/they executed the same in his/	Hingles stactory evidence to be the person(s) whose n instrument and acknowledged to me that her/their authorized capacity(les), and that by ment the person(s), or the entity upon behalf of ne instrument.
I certify under PENALTY OF PERJUR the foregoing paragraph is true and co	Y under the laws of the State of California that prect.
WITNESS my hand and official seal.  Notan Public Signature	LARCENIA L. YOUNG FREEMAN COMM. # 2329607 COMM. # 2329607 COMM. # 2329607 COMM. # 2329607 COMM. EXPIRES JULY 10, 2024 COMM.
ADDITIONAL OPTIONAL INFORMAT DESCRIPTION OF THE ATTACHED DOCUMENT  Wasefanly Decar	INSTRUCTIONS FOR COMPLETING THIS FORM  This form complies with current California statutes regarding natury wording and, If needed, should be completed and attached to the document, statuouledgments from other states may be completed for documents being sent to find state to long as the wording does not require the California natury to violate California natury
(Title or description of attached document)	<ul> <li>State and County information must be the State and County where the document signer(s) personally appeared before the refers public for science/defendent</li> </ul>
(Title or description of attached document confinued)  Number of Pages 3 Document Date N (A)	Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the a-knowledgment is completed. The notary public mest print his or her name as it appears within his or her
Training of Fages Document Date	outhernission to flowed by a command then your little (notary public).  Print the name(s) of decement signer(s) who personally appear at the time of
CAPACITY CLAIMED BY THE SIGNER  Individual (s) Corporate Officer	notarization.  • Indicate the correct singular or pland forms by prossing off incorrect forms (i.e. harshother, is fare) or circling the correct forms. Fatlanc to correctly indicate this inflamentian may lead to rejection of document recording.  • The natury scal impression must be clear and photographically reproducible.
(Title) ☐ Pariner(s) ☐ Attorney-in-Fact	Impression must not cover text or times. If seal impression smudges, to-seal if a sufficient atea permits, otherwise complete a different acknowledge antiform.  Signature of the notary public must match the signature on file with the office of the county clock.  Additional information is not required but could help to ensure this
☐ Trustee(s) ☐ Other	acknowledgment is not missised or attached to a different focusion.  Ladicate title or type of attached document, number of pages and day, indicate the capacity claimed by the signer. If the claimed constitution
2015 Varsiun www.MolaryClasses.com 800-873-9865	corporate officer, indicate the fille (i.e. CBO, CBO, Secretary).  Securely attach this document to the signed document with a stagle.