SEND FUTURE TAX STATEMENTS & 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, aka Laura D. Hingley, 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 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: 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 ACCEP TING 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 // day of //	Narch, 2022.
	Janet Shamayne Hingley
STATE OF	
COUNTY OF, ss	

Sworn to, subscribed and acknowledged before me this _____ day of Sworn to, subscribed and dotted in the model of the second second

NOTARY PUBLIC

JURAT		
	pleting this certificate verifies only the identity of nent to which this certificate is attached, and not of that document.	
State of California		
County of RIVERSIDE		
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) before me on this \underline{H} day of \underline{N} and \underline{M}	
20byJanet S	Shamayne Hingley	
signature (Se	eal)	
OPTIONAL INFORMATION		
OPTIONAL INFORMATION DESCRIPTION OF THE ATTACHED DOCUMENT Warrany Dud	INSTRUCTIONS The wording of all Jurais completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurai to be completed does not follow this form, the notary must correct the verblage by using a jurat stamp 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 eath or affirmation from the document signer regarding the truthfulness of the contents of the document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the juret process. • State and county information must be the state and county where the document immed is process.	
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CALIFORNIAL SCIENCE TO VIA LITTERIA

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EXECUTED this March, 2022. Turabivea of STATE OF Utah COUNTY OF Seviel ___, ss Sworn to, subscribed and acknowledged before me this <u>21</u> day of <u>MAVCN</u>, 2022, by <u>2000</u>, MEANS <u>4000</u>, by means of physical presence or online notarization, who is personally known to me or who has produced <u>DYNUS</u> as identification. NOTARY PUBLIC Melinda J. Goble 704517 Commission Expire-February 8, 2023 STATE OF UTAH

EXECUTED this 10 day of March, 2022.

Mary C. Hingley

STATE OF <u>CA</u>

COUNTY OF Los Angeles, ss

Sworn to, subscribed and acknowledged before me this _____ day of _____, 2022, by ______, by ______, by ______, by means of physical presence or online notarization, who is personally known to me or who has produced ______ as identification.

See attached for correct California Notary wording

NOTARY PUBLIC

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 iss.

personally appeared when proved to me on the basis of satisfactory evidence to be the person(s) whose arrests isfare subscribed to the within instrument and acknowledged to me that the she they executed the same in his/her/their authorized capacity(ies), and that by rescher/their signature(s) or the instrument the person(s), or the entity upon behall of which the evision(s) arrests even used the instrument. I certify upder PENJURY upper the aves and correct. WITNESS my new upon the same of Celifornia that the forecompletargraph is true and correct. WITNESS my new upon the same of celifornia that the forecompletargraph is true and correct.

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 Callfornia

County of Los Angeles }

On March 10, 20,32 before me Larcenia L. Young Freeman, Notary Public

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personally appeared Mary C. Hingley who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

5 teena Musicai Notary Public Signature

(Notary Public Sea')

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed

(Tille or description of attached cocument)

(Title or description of atlached document continued)

CAPACITY CLAIMED BY THE SIGNER Individual (s) Π Corporate Officer

- (Title) Ci Pariner(s)
- Attomay-in-Fact
- Trustea(s)
- Π Other_

2016 Version www.NolaryClasses.com 800-873-9365

LARCENIA L. YOUNG FREEMAN COMM. # 2329607 NOTARY PUBLIC - CALIFORNIA O LOS ANGELES COUNTY O LOS ANGELES COUNTY O COMM. EXPIRES JULY 10, 2024

ADDITIONAL OPTIONAL INFORMATION This form complex with current California statutes regarding nature wording and. Woodad, should be complexed and attrached to the document. Acknowledgments Discout, shall be completed and attached to the document, Acknowledgment () needed, shall be completed and attached to the document, Acknowledgment from other states may be completed for documents being see: to that state so long as the wording does not require the California notary to violate California notary

- · State and County information must be the State and County where the document signer(s) personally appeared before the notery public for aclenowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the asknowledgment is completed.
- The noticy public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of decument signer(s) who personally appear at the time of aotarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/site/they- is /are) or circling the correct forms. Failure to correctly indicate this infumention may lead to rejection of document recording.
- The notary seal impression must be clear and pholographically reproducible. Impression must not cover text or sizes. If soal impression standges, testeal if a sufficient area permits, otherwise complete a different ecknowledgeent form.
- Signature of the notary public must match the signature on file with the office of the county cleak.
 - * Additional information is not required but could help to easure this ACCINODIAL INCRIMINATION IS NOT required that could help to essure us acknowledgment is not misused or attached to a different fortuneat, Indicate title or type of attached document, number of pages and dite. Indicate the capacity claimed by the signer. If the claimed capacity is a comparate officer, indicate the title (i.e. CEO, CFO, Secretary).
 - \mathbf{C}
- · Securely attach this document to the signed document with a staple.

EXECUTED this / day of March___, 2022.

Mary C. Hingley

STATE OF _____

COUNTY OF_____, ss

Sworn to, subscribed and acknowledged before me this _____ day of ______, 2022, by ________, by ________, by ________, by means of physical presence or online notarization, who is personally known to me or who has produced ______ 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 Here insert thing and the of the climery

personally appeared Mary C Hingles

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ne/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Notary Public Seat)



DESCRIPTION OF THE ATTACHED DOCUMENT

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Number of Pages ____ Document Date ____ NIA

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- Pariner(s)
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- Other
- 2015 Varsiun www.NateryClasses.com 800-873-9355

- ADDITIONAL OPTIONAL INFORMATION This form compliai with current California statutes regarding native vording and DESCRIPTION OF THE ATTACHED DOCUMENT If nearbot, should be completed and attached to the decompare bring set to thin state and any of the set of the from other states may be completed for documents being seet to that states to be no ble wording does not require the California nearly to violate California nearly
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- Securely attach this document to the signed document with a staple.