



2023-002609
 Klamath County, Oregon
 04/10/2023 03:26:02 PM
 Fee: \$157.00

THIS SPACE RESERVED FOR

After recording return to:
 Brad E. Atkinson and Ann L. Hall
 35350 SE Crescent Rd.
 Boring, OR 97009

Until a change is requested all tax statements shall be sent to the following address:
 Brad E. Atkinson and Ann L. Hall
 35350 SE Crescent Rd.
 Boring, OR 97009
 File No. 556146AM

STATUTORY WARRANTY DEED

Brian Lee McCullough, Claiming Successor of the Estate of Robert Lloyd McCullough, Nina Hard, Megan Cutrefelli, Nicole Cutrefelli and Jason McCullough;

Tiffany Solorio, Claiming Successor of the Estate of Robert Lloyd McCullough, Jr., Robert Lloyd Morgan (fka McCullough) and Tiffany Soloria

Brian Lee McCullough, who acquired title as Brian L. McCullough

Grantor(s), hereby convey and warrant to

Brad E. Atkinson and Ann L. Hall, with right of survivorship,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 3 in Block 45 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$32,500.00.
 The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

This document is being signed in Counterpart.

157

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.

Dated this 30 day of MARCH, 2023.

The Estate of Robert Lloyd McCullough

By: X Brian Lee McCullough
Brian Lee McCullough, Claiming Successor

X Brian Lee McCullough
Brian Lee McCullough

Nina Hard

Megan Cutrefelli

Nicole Cutrefelli

Jason McCullough

The Estate of Robert Lloyd McCullough, Jr.

By: _____
Tiffany Solorio, Claiming Successor

Tiffany Solorio

Robert Lloyd Morgan

State of _____ } ss
County of _____ }

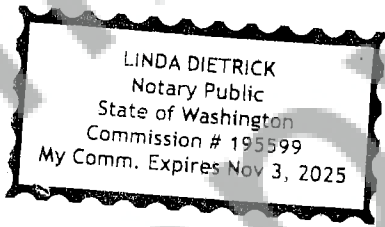
On this _____ day of August, 2022, before me, _____, a Notary Public in and for said state, personally appeared Tiffany Solorio, Claiming Successor of the Estate of Robert Lloyd McCullough Jr., and Tiffany Solorio, individually known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of WA } ss
County of S King }

On this 30th day of March, 2023, before me, Linda Dietrick, a Notary Public in and for said state, personally appeared Brian L. McCullough, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

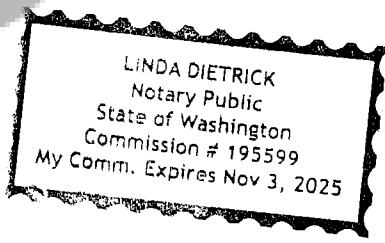
Linda Dietrick
Notary Public for the State of WA
Residing at: Sedro Woolley, WA
Commission Expires: 11/03/2025



State of WA } ss
County of S King }

On this _____ day of August, 2022, before me, Linda Dietrick, a Notary Public in and for said state, personally appeared Brian L. McCullough, Claiming Successor of the Estate of Robert Lloyd McCullough, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Linda Dietrick
Notary Public for the State of WA
Residing at: Sedro Woolley, WA
Commission Expires: 11/03/2025

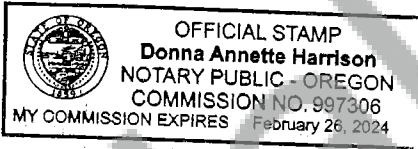


State of OREGON } ss
County of Wm }

On this 30 day of ~~August 2022~~ ^{MARCH 2023} before me, Donna Harrison, a Notary Public in and for said state, personally appeared Nina Hard, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon
Residing at: Albany
Commission Expires: 2/26/24



State of _____ } ss
County of _____ }

On this _____ day of August, 2022, before me, _____, a Notary Public in and for said state, personally appeared Megan Cutrefelli, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

On this _____ day of August, 2022, before me, _____, a Notary Public in and for said state, personally appeared Nicole Cutrefelli, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

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.

Dated this 30th day of March, 2023

The Estate of Robert Lloyd McCullough

By: _____
Brian Lee McCullough, Claiming Successor Brian Lee McCullough

Nina Hard

* *Megan Cutrefelli*
Megan Cutrefelli

Nicole Cutrefelli

Jason McCullough

The Estate of Robert Lloyd McCullough, Jr.

By: _____
Tiffany Solorio, Claiming Successor

Tiffany Solorio

Robert Lloyd Morgan

State of California ss
County of Sonoma

On this _____ day of August, 2022, before me, _____, a Notary Public in and for said state, personally appeared Nina Hard, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of California ss
County of Sonoma

On this 30th day of March 2023, before me, Tracey Parish, a Notary Public in and for said state, personally appeared Megan Cutrefelli, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Tracey Parish
Notary Public for the State of California
Residing at: Windsor CA
Commission Expires: 10/24/25



State of _____ } ss
County of _____ }

On this _____ day of August, 2022, before me, _____, a Notary Public in and for said state, personally appeared Nicole Cutrefelli, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

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Dated this 8th day of April, 2023.

The Estate of Robert Lloyd McCullough

By: _____
Brian Lee McCullough, Claiming Successor

Brian Lee McCullough

Nina Hard

Megan Cutrefelli

Nicole Cutrefelli

Nicole Cutrefelli

Jason McCullough

The Estate of Robert Lloyd McCullough, Jr.

By: _____
Tiffany Solorio, Claiming Successor

Tiffany Solorio

Robert Lloyd Morgan

State of _____ } ss
County of _____ }

On this _____ day of August, 2022, before me, _____, a Notary Public in and for said state, personally appeared Nina Hard, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

On this _____ day of August, 2022, before me, _____, a Notary Public in and for said state, personally appeared Megan Cutrefelli, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of CALIFORNIA
Residing at: 223 EDITH ST., PETALUMA CA 94952
Commission Expires: 5-18-2023

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 } ss
County of SONOMA } SRB

On this 8th day of August, 2022, before me, SARA R ZANDER, a Notary Public in and for said state, personally appeared Nicole Cutrefelli, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

SARA R ZANDER
Notary Public for the State of CALIFORNIA
Residing at: 223 EDITH ST., PETALUMA, CA 94952
Commission Expires: 5-18-2023



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.

Dated this 8th day of April, 2023.

The Estate of Robert Lloyd McCullough

By: _____
Brian Lee McCullough, Claiming Successor

Brian Lee McCullough

Nina Hard

Megan Cutrefelli

Nicole Cutrefelli

Jason McCullough
Jason McCullough

The Estate of Robert Lloyd McCullough, Jr.

By: _____
Tiffany Solorio, Claiming Successor

Tiffany Solorio

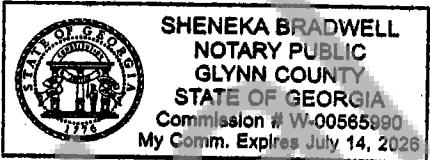
Robert Lloyd Morgan

State of Georgia) ss
County of Glynn)

On this 8th day of ~~August~~ ^{April} 2023, before me, Sheneka Bradwell, a Notary Public in and for said state, personally appeared Jason McCullough, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Georgia
Residing at: _____
Commission Expires: 7/14/2026



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 _____)

On _____ before me, _____
(Insert name and title of the officer)

personally appeared Robert Lloyd Morgan, 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.

Signature _____ (Seal)

Affidavit of Identity by One or Two Credible Witnesses

On this 8th day of April (month/year), under penalties of perjury, I, swear (or affirm) that the person appearing before the undersigned notary public is personally known to me as Jason McCullough (name of person requiring a notarial act); and is the person named in the document requiring notarization; that I believe this person does not possess the required identification; that it would be difficult or impossible for this person to obtain such identification; and that I have no financial interest in and am not a party to the underlying transaction.

Witness:

Connie L. Long
(Signature of Witness)

Connie L. Long
(Printed Name of Witness)

Witness (if utilizing two credible witnesses):

Matt Elbrink
(Signature of Second Witness)

Matt Elbrink
(Printed Name of Second Witness)

State of Georgia
County of Glynn

Signed and sworn to (or affirmed) before me this 8th day of April (month/year), by _____ who is personally known (name of single witness)

or

Connie L. Long
(Witness one)

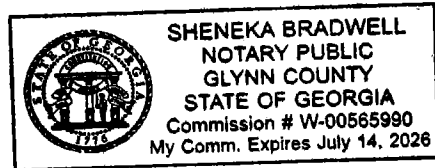
Matt Elbrink
(Witness two)

who produced satisfactory identification.

[Signature]
(signature of notary public) Sheneka Bradwell
Notary Public, State of Georgia

Stamp/Seal

My commission expires: 7/14/2026



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Dated this 30 day of March, 2023.

The Estate of Robert Lloyd McCullough

By: _____
Brian Lee McCullough, Claiming Successor

Brian Lee McCullough

Nina Hard

Megan Cutrefelli

Nicole Cutrefelli

Jason McCullough

The Estate of Robert Lloyd McCullough, Jr.

By: _____
Tiffany Solorio, Claiming Successor

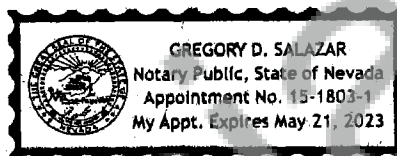
Tiffany Solorio

Robert Lloyd Morgan

State of NEVADA } ss
County of CLARK }

On this 30 day of ~~August, 2022~~ ^{MARCH 2023}, before me, GREGORY D SALAZAR, a Notary Public in and for said state, personally appeared Tiffany Solorio, Claiming Successor of the Estate of Robert Lloyd McCullough Jr., and Tiffany Solorio, individually known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of NEVADA
Residing at: County of CLARK
Commission Expires: MAY 21 2023



State of _____ } ss
County of _____ }

On this _____ day of August, 2022, before me, _____, a Notary Public in and for said state, personally appeared Brian L. McCullough, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

On this _____ day of August, 2022, before me, _____, a Notary Public in and for said state, personally appeared Brian L. McCullough, Claiming Successor of the Estate of Robert Lloyd McCullough, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

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.

Dated this 28 day of March, 2023.

The Estate of Robert Lloyd McCullough

By: _____
Brian Lee McCullough, Claiming Successor

Brian Lee McCullough

Nina Hard

Megan Cutrefelli

Nicole Cutrefelli

Jason McCullough

The Estate of Robert Lloyd McCullough, Jr.

By: _____
Tiffany Solorio, Claiming Successor

Tiffany Solorio

Robert Lloyd Morgan

Robert Lloyd Morgan

State of _____ } ss
County of _____ }

On this _____ day of August, 2022, before me, _____, a Notary Public in and for said state, personally appeared Jason McCullough, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

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 TEHAMA)

On MARCH 25, 2023 before me, L. NIEMETH, Notary Public,
(Insert name and title of the officer)

personally appeared Robert Lloyd Morgan, 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.

Signature L. Niemeth (Seal)

