

**2023-002616**

**Klamath County, Oregon**

**04/11/2023 08:27:02 AM**

**Fee: \$97.00**

**WHEN RECORDED  
MAIL & SEND TAX STATEMENTS TO:**

APXN PROPERTY LLC  
2831 ST ROSE PKWY SUITE 359  
HENDERSON NV 89052

**WARRANTY DEED**

THE GRANTOR, CHARLEEN S. BERGLUND, as Trustee of The Harold J. Berglund and Charleen S. Berglund 1997 Family Trust, U/A dated February 11, 1997, for and in consideration of Ten Dollars (\$10.00) grants, bargains, sells, conveys and warrants to the APXN PROPERTY LLC, [GRANTEE], with a tax mailing address of 2831 ST ROSE PKWY, SUITE 359, HENDERSON, NV, 89052 the following described real estate situated in the County of KLAMATH, State of OREGON:

Lots 1 through 5 and Lots 20 through 24 of vacated Block 1, together with the vacated alley in Block 1 and ½ of vacated Sixth Street, First Avenue and Fifth Street located in First Addition to Sprague River, Also Lots 6 through 19, Block 1, First Addition to Sprague River, as shown on the map thereof as recorded in the Official Records, Klamath, Oregon.

Account: R331539  
APN: R-3610-014BA-02400-000

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.

The subject real property is not the Homestead of Grantor.

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.

EXECUTED this 10 day of April, 2023.

CHARLEEN S. BERGLUND

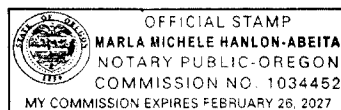
By Charleen S. Berglund  
CHARLEEN S. BERGLUND, as Trustee of The  
Harold J. Berglund and Charleen S. Berglund  
1997 Family Trust

STATE OF Oregon

COUNTY OF Clatsop, ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came CHARLEEN S. BERGLUND, as Trustee of The Harold J. Berglund and Charleen S. Berglund 1997 Family Trust, U/A dated February 11, 1997, the Grantor in the foregoing Deed, and acknowledged the signing thereof to be a 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 10 day of April, 2023.



Marla U  
Notary Public

**4<sup>th</sup> AMENDMENT**  
**TO**  
**HAROLD J. BERGLUND AND CHARLEEN S.**  
**BERGLUND 1997 FAMILY TRUST**

THIS TRUST AMENDMENT is entered into by **HAROLD J. BERGLUND** and **CHARLEEN S. BERGLUND**, as Trustors, and **HAROLD J. BERGLUND** and **CHARLEEN S. BERGLUND**, as co-Trustees (hereinafter referred to as "Trustee"). For all purposes hereunder, the words "we", "us", "our", "their", and similar pronouns, shall refer to Trustors **HAROLD J. BERGLUND** and **CHARLEEN S. BERGLUND** and shall be construed as the possessive when the context would so indicate.

WHEREAS, on February 11, 1997, **HAROLD J. BERGLUND** and I did create and execute a revocable inter-vivos trust known as **HAROLD J. BERGLUND AND CHARLEEN S. BERGLUND 1997 FAMILY TRUST**;

WHEREAS, said trust reserved to me, the survivor, the right and power to make amendments to said trust; and,

WHEREAS, I now desire to amend our trust in the manner hereinafter set forth,

NOW, THEREFORE, IN CONSIDERATION OF THESE PREMISES AND OTHERS, IT IS AGREED AS FOLLOWS:

1. That the first two paragraphs of ARTICLE EIGHT D. of said Agreement shall be, and the same is hereby canceled, annulled and rescinded and in lieu thereof the following shall be, and the same is hereby substituted:

D. After the surviving spouses' death, the trustee shall administer the bypass trust, including any portion of the survivor's trust added to it, in the following manner:

- (1) The trust assets shall be divided into various shares and shall be distributed free of trust to each of the following individuals in their respective share amounts:
  - (a) Chris Bettencourt 10%, provided that if she is not then living or if she declines to be successor Trustee, then this share shall be added to Paul D. Knudson's share.
  - (b) Paul D. Knudson 90%, *per capita*

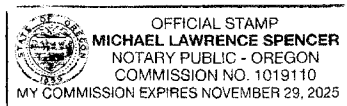
- (1) Contests in any court the validity of this Amendment;
- (2) Seeks to obtain adjudication in any proceeding in any court that this Amendment, or any of its provisions, are void; and/or,
- (3) Seeks otherwise to set aside this Amendment.

Executed on August 10, 2022, in Klamath County, Oregon.

  
CHARLEEN S. BERGLUND,  
 Trustor

STATE OF OREGON )  
COUNTY OF KLAMATH ) ss.  
)

The foregoing instrument was acknowledged before me on this 10th day of August, 2022, by CHARLEEN S. BERGLUND.



  
NOTARY PUBLIC