

AFTER RECORDING, RETURN TO:

31100 Horsefly Lane LLC  
6106 N. 31<sup>st</sup> Way  
Phoenix Arizona 85016

SEND TAX STATEMENTS TO:

31100 Horsefly Lane LLC  
6106 N. 31<sup>st</sup> Way  
Phoenix Arizona 85016

**STATUTORY WARRANTY DEED**

**(ORS 93.850)**

**John M. Russell as Trustee of the John M. Russell Living Trust dated October 18, 2019**, as to an undivided **53%** interest, with an address of 6106 N. 31<sup>st</sup> Way, Phoenix, Arizona 85016, and **Ann Russell as Trustee of the John Russell Weavers Needle Trust U/D/T December 21, 2011**, as to an undivided **47%** interest, with an address of 6106 N. 31<sup>st</sup> Way, Phoenix, Arizona 85016 (collectively, "**Grantor**"), conveys and warrants to **31100 Horsefly Lane LLC**, an Arizona limited liability company, whose address is 6106 N. 31<sup>st</sup> Way, Phoenix, Arizona 85016 ("**Grantee**"), the following described real property free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly in **Exhibit A**, attached hereto (the "**Property**").

SUBJECT TO: all matters as may appear of record; and all matters that would be disclosed by an accurate ALTA/NSPS survey or inspection of the Property.

The true consideration for this conveyance is to convey title.

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

AMERITITLE has recorded this instrument by request as an accommodation and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

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

Unofficial  
Copy

DATED this 23<sup>rd</sup> day of August, 2023.

**Grantor**

John M. Russell Living Trust Dated October 18, 2019

By: \_\_\_\_\_

John M. Russell, Trustee

STATE OF ARIZONA )

) ss.

COUNTY OF MARICOPA )

This instrument was acknowledged before me this 23<sup>rd</sup> day of August, 2023, by John M. Russell as Trustee of John M. Russell Living Trust Dated October 18, 2019, for and on behalf of the trust.

Dongwu Kim  
Notary Public



John Russell Weavers Needle Trust UDT December 21, 2011

By: [Signature]  
Anna Russell, Trustee

**ACKNOWLEDGEMENT**

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 Monterey

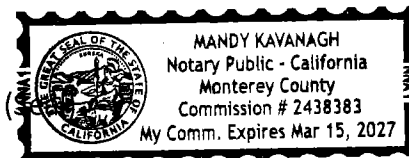
On August 23, 2023 before me, Mandy Kavanagh, Notary Public  
(insert name and title of the officer)

personally appeared Anna Russell,  
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 [Signature]



**EXHIBIT A**  
Legal Description

PARCEL 1:

Parcel 1 of Land Partition 14-16 being a replat of Parcel 1 and 2 of Land Partition 76-05 situate in the W1/2 W1/2 Section 3 and E1/2 E1/2 Section 4, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, recorded March 15, 2017 as Instrument No. 2017-002732.

PARCEL 2:

The SW1/4 NE1/4; NE1/4 SW1/4; SE1/4 NW1/4 and Lot 3, Section 3 Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that parcel of land situated in the SW1/4 NE1/4 of Section 3, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of an existing fence line; more particularly described as follows:

Beginning at the Southeast corner of said SW1/4 NE1/4 of Section 3; thence Northerly along the East line of said SW1/4 NE1/4 of Section 3, 73.00 feet; thence South 86° 22' 24" West, along the Easterly extension of an existing fence and said fence 1217.58 feet to its intersection with the South line of said SW1/4 NE1/4 of Section 3; thence North 89° 48' 37" East along said South line 1215.59 feet to the point of beginning with bearings based on record Survey No. 2388, as recorded in Klamath County Surveyor's Office.

Also a tract of land situated in Government Lot 2, Section 3, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the SW corner of said Lot 2 (CN 1/16 corner); thence North 00° 15' 00" West, along the West line of said Lot 2, 145.05 feet to a 5/8" iron pin with a Westvold and Assoc. plastic cap on the Southwesterly side of an irrigation canal; thence South 44° 14' 24" East along said canal, 201.57 feet to a point on the South line of said Lot 2 as marked by a 5/8" iron pin with Westvold and Assoc. plastic cap; thence South 89° 44' 24" West 140.00 feet to the point of beginning, with bearings based on recorded Survey No. 4274 at the Klamath County Surveyor's Office.