

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

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

WARRANTY DEED

THE GRANTOR, **STARR A. SANDERS**, 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:

A parcel of land situated in Section 6, Township 36 South, Range 13 East, POR NE4, W.M., more particularly described in attached Exhibit "A".

Account: R361012
APN: R-3613-006A0-02400

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 31 day of Jan., 2024

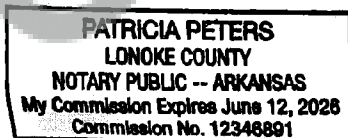
STARR A. SANDERS

By: Starr A Sanders
Starr A. Sanders

STATE OF Arkansas
COUNTY OF Van Buren, ss:

BE IT REMEMBERED, that before me, a Notary Public in and for said County and State, personally came Starr A. Sanders, 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 31 day of January 2024.



Patricia Peters
Notary Public

EXHIBIT "A"

A parcel of land situated in Section 6, Township 36 South, Range 13 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the Southwest corner of the Northeast $\frac{1}{4}$ of said Section 6; thence North 00 degrees 00 minutes 11 seconds West along the Westerly line of said Northeast $\frac{1}{4}$, 708.00 feet; thence leaving said Westerly line East, 167.74 feet to a point; thence North 20 degrees 24 minutes 00 seconds East 366.00 feet; thence South 69 degrees 36 minutes 00 seconds East 399.61 feet to the point of beginning; thence continuing South 69 degrees 36 minutes 00 seconds East 200 feet; thence South 20 degrees 24 minutes 00 seconds West 364.29 feet; thence North 69 degrees 45 minutes 49 seconds West 200 feet to a point; thence North 20 degrees 24 minutes 00 seconds East 365 feet more or less to the point of beginning.

TOGETHER WITH an easement 60.00 feet in width for roadway purposes, the centerline of which is more particularly described in the following parts:

Part I

Commencing at the Northeast corner of Section 6, Township 36 South, Range 13 East, W.M., Klamath County Oregon; thence South 89 degrees 55 minutes 50 seconds West along the North line of said Section 6, 328.33 feet to the POINT OF BEGINNING for this part of this description; thence leaving said North section line South 20 degrees 24 minutes 00 seconds West, 788.62 feet; thence South 24 degrees 55 minutes 02 seconds East, 181.39 feet to the beginning of a curve to the right, thence along the arc of a 51.05 foot radius curve to the right (delta = 114 degrees 55 minutes 02 seconds; long chord = South 32 degrees 32 minutes 29 seconds West, 86.07 feet) 102.38 feet to the end of curve; thence West 118.29 feet; thence South 20 degrees 24 minutes 00 seconds West, 1286.89 feet; thence West 699.25 feet; thence North 69 degrees 45 minutes 49 seconds West, 599.61 feet; thence North 20 degrees 24 minutes 00 seconds East, 2105.45 feet to said North line of Section 6, the terminus of this part of this description.

Part II

Commencing at the Northeast corner of said Section 6; thence South 00 degrees 45 minutes 25 seconds West along the East line of said Section 6, 616.71 feet to the POINT OF BEGINNING for this part of this description; thence leaving said East section line West, 517.35 feet to the terminus of this part of this description.

Part III

Commencing at the Southeast corner of the Northeast quarter of said Section 6; thence North 00 degrees 45 minutes 25 seconds East along the East line of said Section 6, 384.84 feet; thence leaving said East section line North 76 degrees 44 minutes 08 seconds West 495.47 feet to the POINT OF BEGINNING for this part of this description; thence West 595.36 feet to the terminus for this part of this description.

Part IV

Commencing at the Southeast corner of the Northeast $\frac{1}{4}$ of said Section 6; thence North 00 degrees 45 minutes 25 seconds East along the east line of said Section 6, 894.84 feet; thence leaving said east section line West 435.00 feet to the POINT OF BEGINNING for this part of this description; thence continuing West 501.98 feet to the terminus of this part of this description.

Part V

Commencing at the Northwest corner of the Northeast $\frac{1}{4}$ of said Section 6; thence South 00 degrees 00 minutes 11 seconds East, along the West line of said Northeast quarter, 550.00 feet; thence leaving said West quarter section line East, 400.03 feet to the POINT OF BEGINNING for this part of this description; thence continuing East 264.73 feet to the terminus of this part of this description.