

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

MAIL TAX STATEMENT TO AND WHEN RECORDED RETURN TO:

Ox Holdings LLC  
P.O. Box 7001  
Saint Paul, MN 55107

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## WARRANTY DEED

THE GRANTOR(S): - **Clinton Surbrug and Uttara Saxena**, married to each other, of 8001 E. 11<sup>th</sup> Ave. Unit 1206 Denver, CO 80220

for and in consideration of: **\$6700**, grants, bargains, sells, conveys and warranties to the

GRANTEE(S): - **Ox Holdings LLC**, a Minnesota Limited Liability Company

the following described real estate, situated in **Klamath County, State of Oregon**:

(legal description): **Lot Seventeen (17), Block Five (5), Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Subject to covenants, conditions, reservations, easements, restrictions, rights, rights of way and all matters appearing of record.**

Tax Parcel Number(s): **291996**

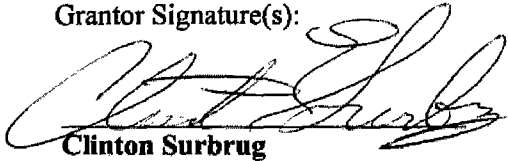
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

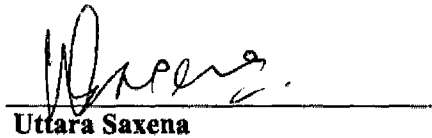
Before signing or accepting this instrument, the person transferring fee title should inquire about the person's rights, if any, under ORS 195.300, 195.301 and 195.305 to 195.336 and sections 5 to 11, chapter 424, Oregon Laws 2007. This instrument does not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or 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.

Grantor Signature(s):

DATED: 25 JUL 2024

Grantor Signature(s):

  
Clinton Surbrug

  
Uttara Saxena

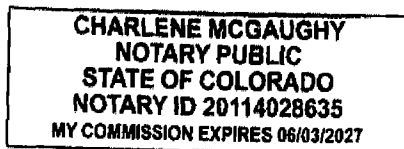
STATE OF Colorado, COUNTY OF Arapahoe, ss:

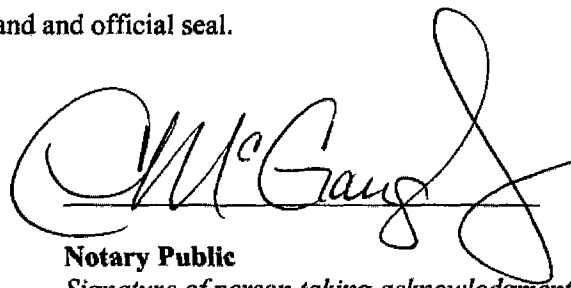
On this 25 day of July, 2024,

before me, Charlene McGaughy  
(Name of Notary)

personally **Clinton Surbrug** and **Uttara Saxena**, married to each other, of 8001 E. 11<sup>th</sup> Ave Unit 1206 Denver, CO 80220, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.



  
Notary Public  
Signature of person taking acknowledgment

My commission expires 06.03.2027