

Return To:



After Recording Return to:

**APXN Property LLC**  
**2831 St Rose Pwky Ste 359**  
**Henderson, NV 89052**

Until a change is requested all tax statements  
Shall be sent to the following address:  
(same as above)

**File No. DE23306 / 663402AM**

### **STATUTORY WARRANTY DEED**

**Nita Ilene Gienger Stanfield, Claiming Successor of the Estate of Leroy Gienger who also appears of record as Leroy A. Gienger, Deceased, Klamath County Case No. 24PB07158 and Nita Ilene Gienger Stanfield, Trustee of the Bud Gienger Living Trust dated June 2, 2022,**

herein called grantor, convey(s) and warrant(s) to

**APXN Property LLC, A Nevada Limited Liability Company,**

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

**The N1/2 of the E1/2 and the S1/2 of the E1/2 of Lot 6, Block 2, Klamath Falls Forest Estates, Sycan Unit, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. also described as Lots 6 B&C, Block 2.**

**(Account 181323, Map and Taxlot 3313-03100-02100, Account 181378, Map and Taxlot 3313-03100-02200)**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$10,000.00**.

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, AND 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: 2-27-25

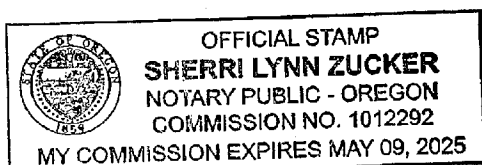
Nita Ilene Gienger Stanfield, Claiming Successor of the  
Leroy Gienger who also appears of record as Leroy A.  
Gienger, Deceased, Klamath County Case No.  
24PB07158 and Nita Ilene Gienger Stanfield, Trustee of  
the Bud Gienger Living Trust dated June 2, 2022,

Nita Ilene Gienger Stanfield  
By Nita Ilene Gienger Stanfield, Trustee

Nita Ilene Gienger Stanfield  
By Nita Ilene Gienger Stanfield, Claiming Successor

STATE OF Oregon, County of Jackson ) ss.

On February 27, 2025, personally appeared the above named Nita Ilene Gienger Stanfield, Claiming Successor of the Leroy Gienger who also appears of record as Leroy A. Gienger, Deceased, Klamath County Case No. 24PB07158 and Nita Ilene Gienger Stanfield, Trustee of the Bud Gienger Living Trust dated June 2, 2022, and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: [Signature]

Notary Public for Oregon

My commission expires: May 09 2025