

Return To:



2025-003874

Klamath County, Oregon

05/22/2025 03:22:01 PM

Fee: \$87.00

After Recording Return to:

APXN Property LLC

2831 St. Rose Pkwy, Suite 359

Henderson, NV 89012

Until change, tax statement shall
be sent to:

Same as Above

File No. DE24117

STATUTORY BARGAIN AND SALE DEED

Jeffrey Brian Kuust and Loretta Gail Kuust,

hereinafter called grantor, does hereby grant, bargain, sell and convey unto

APXN Property LLC, a Nevada Limited Liability Company,

hereinafter called grantee, unto grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 68, Block 45, Klamath Falls Forest Estates HWY 66 Plat #2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

(Tax Acct # R473357, Map & Tax Lot #3811-021A0-00500)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration for this conveyance is \$9,224.00

In construing this deed and where the context so requires, the singular includes plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

**Recorded by Deschutes County
Title as an accommodation only. No
liability accepted for condition of title or
validity, sufficiency or effect of document.**

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.

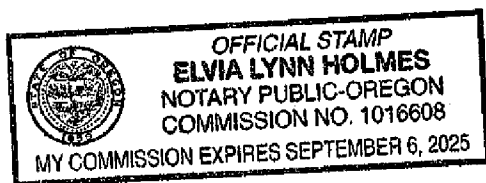
In Witness Whereof, the grantor has executed this instrument this 16 day of May, 2025

By: Jeffrey B. Kuust
Jeffrey B. Kuust
Brian

By: Loretta G. Kuust
Loretta G. Kuust
Gail

STATE OF OREGON, County of DESCHUTES ss.

On May 16th, 2025, personally appeared the above named Jeffrey B. Kuust and Loretta Gail Kuust and acknowledged the foregoing instrument to be their voluntary act and deed



Before me: [Signature]

Notary Public for Oregon

My commission expires: 9-16-25

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