

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

Reset Form

Fee: \$52.00

*This space reserved for use by
Recording Office*

ORS 205.234(1)(c)

Philip Crocker and Karen Crocker

~~4820 8th Avenue SE~~

~~Salem, OR 97302~~

144906 Ringo Court
La Pine, OR 97739

ORS 205.234(1)(a)

STATUTORY WARRANTY DEED

ORS 205.234(1)(b)

CMH HOMES, INC., A TENNESSEE CORPORATION

5000 CLAYTON ROAD

MARYVILLE, TN 37804

ORS 205.234(1)(b)

PHILIP CROCKER AND KAREN CROCKER, AS TENANTS BY THE ENTIRETY

144906 Rongo Court
La Pine, OR 97739

Amount in dollars or other: ORS 205.234(1)(d)

\$ 255,456.00 ☐ OTHER

Check one if applicable: ☐ ORS 205.234(1)(f)

☐ FULL ☐ PARTIAL

ORS 205.234(1)(e)

PHILIP CROCKER AND KAREN CROCKER

~~4820 8TH AVENUE SE~~

~~SALEM, OR 97302~~

ORS 205.234(1)(f)

\$

RECORDING REQUESTED BY:



52 E Airport Rd
Lebanon, OR 97355

GRANTOR'S NAME:

CMH Homes, Inc., a Tennessee Corporation

GRANTEE'S NAME:

Philip Crocker and Karen Crocker

AFTER RECORDING RETURN TO:

Order No.: 471817062989-DH
Philip Crocker and Karen Crocker
4144906 Ringo Court
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Philip Crocker and Karen Crocker
144906 Ringo Court
La Pine, OR 97739

144906 Ringo Court, La Pine, OR 97739
Acct# R138666 Map# R-2310-035B0 TL# 07900

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

CMH Homes, Inc., a Tennessee Corporation, Grantor, conveys and warrants to **Philip Crocker and Karen Crocker, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 27 in Block 2 of TRACT 1098, SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject To:

Special Assessment disclosed by the Klamath tax rolls:

For: Walker Timber Range Fire Patrol

Reservation of Oil, gas, minerals, or other rights, including the terms and provisions contained therein, in

deed from Rollin E. Cook and Helen E. Cook, husband and wife.

Recorded: July 22, 1954

Instrument No.: Volume 268, page 209, Deed Records

The Company makes no representation as to the present ownership of any such interests. There may be

leases, grants, exceptions or reservations of interests that are not listed.

Covenants, conditions, reservations and restrictions as shown on the official plat of said land.

Building Setbacks as shown on the official plat of said land.

Utilities Easements as shown on the official plat of said land.

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion,

sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source

of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction

is permitted by applicable law.

Recorded: April 1, 1994

Instrument No.: M94, page 9622

Amended by instrument,

Recorded: April 14, 1994

Instrument No.: M94, page 11266

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and

assessments of Forest Meadows Road Association.

An easement including the terms and provisions thereof, affecting the portion of said premises and for the

purposes stated therein as set forth in instrument:

Granted To: Midstate Electric Cooperative, Inc.

Recorded: April 26, 1994

Instrument No.: M94, page 12551

An easement including the terms and provisions thereof, affecting the portion of said premises and

STATUTORY WARRANTY DEED

(continued)

for the

purposes stated therein as set forth in instrument:

Granted To: Electric transmission or distribution line or system

Recorded: February 10, 2000

Instrument No.: M00, page 4330

The Company will require a copy the Operating Agreement (including any approvals of withdrawal of

member(s) or acceptance of new member(s)) and the Articles of Organization of CMH Homes Inc., a

Tennessee corporation for its examination prior to closing. Any conveyance or encumbrance of the Limited

Liability Company's property must be executed by all of the members unless otherwise provided for in the

Operating Agreement.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED FIFTY-FIVE THOUSAND FOUR HUNDRED FIFTY-SIX AND NO/100 DOLLARS (\$255,456.00). (See ORS 93.030).

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated 1/24/18; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

CMH Homes, Inc., a Tennessee Corporation

BY: Leslie Wayne Harder, Jr.

Manager

State of Oregon
County of LINN

This instrument was acknowledged before me on 01/24/2018 by Leslie Wayne Harder, Jr., Manager of CMH Homes, Inc., a Tennessee Corporation.

Wendy Holbrook
Notary Public - State of Oregon

My Commission Expires: 02/05/2019

