

RECORDING REQUESTED BY:

 Western Title & Escrow

2365 NW Kline Street, Suite 101
Roseburg, OR 97471

GRANTOR'S NAME:

Crenshaw Investments LLC

GRANTEE'S NAME:

Mark Cecil Cobb

AFTER RECORDING RETURN TO:

Order No.: WT0209220-LKC

Mark Cecil Cobb
Lot 20, Pine Ridge
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

Mark Cecil Cobb
Lot 20, Pine Ridge
Chiloquin, OR 97624

2021-006429

Klamath County, Oregon

04/23/2021 01:51:00 PM

Fee: \$97.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Crenshaw Investments LLC, Grantor, conveys and warrants to **Mark Cecil Cobb**, 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:

See Exhibit "A" attached hereto and made a part hereof

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWENTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$28,000.00). (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.

STATUTORY WARRANTY DEED

(continued)

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

Dated: 4-15-21

Crenshaw Investments LLC

BY: [Signature]
Lloyd Scott Crenshaw

State of AZ
County of NAVAJO

This instrument was acknowledged before me on April 15, 2021 by Lloyd Scott Crenshaw, as Registered Agent for Crenshaw Investments LLC.

[Signature]
Notary Public - State of Oregon Arizona
My Commission Expires: 3.26.25

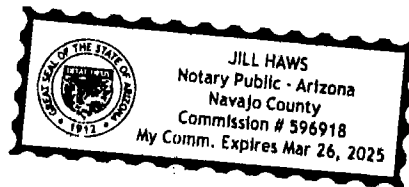


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 20 of TRACT 1314 - PINE RIDGE RANCHES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Exhibit B

Restrictions as shown on the official plat of said land.

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

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: May 12, 1998

Instrument No.: M98, page 16108

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Pine Ridge Ranches Homeowner's Association.

Sanitary Sewer and Irrigation Easement, including the terms and provisions thereof,

Recorded: March 12, 1999

Instrument No.: M99, page 8823

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: Owners of the lots located in Tract 1314, Pine Ridge Ranches Subdivision, Klamath County, Oregon

Recorded: December 21, 2011

Instrument No.: 2011-014044

Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,

Recorded: March 29, 2016

Instrument No.: 2016-003258

Final Order, including the terms and provisions thereof,

Recorded: August 18, 2016

Instrument No.: 2016-008803