

RECORDING REQUESTED BY:


Western Title & Escrow

2365 NW Kline Street, Suite 101
Roseburg, OR 97471

GRANTOR'S NAME:

Crenshaw Investments, LLC, an Arizona Limited Liability Company

GRANTEE'S NAME:

Joel R. Shuster and Ronda R. Shuster

AFTER RECORDING RETURN TO:

Order No.: WT0217090-LKC

Joel R. Shuster and Ronda R. Shuster, as tenants by the entirety

PO Box 41641
Bend, OR 97707

SEND TAX STATEMENTS TO:

Joel R. Shuster and Ronda R. Shuster

PO Box 41641
Bend, OR 97707

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Crenshaw Investments, LLC, an Arizona Limited Liability Company, Grantor, conveys and warrants to Joel R. Shuster and Ronda R. Shuster, 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:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWENTY-FOUR THOUSAND SIX HUNDRED FIFTY-THREE AND NO/100 DOLLARS (\$24,653.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

2021-009840

Klamath County, Oregon

06/23/2021 03:08:00 PM

Fee: \$92.00

STATUTORY WARRANTY DEED

(continued)

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

Dated: 6-17-2021

Crenshaw Investments, LLC, an Arizona Limited Liability Company

BY: Kathleen A. Crenshaw
Kathleen A. Crenshaw
Chief Executive Manager

State of ARIZONA
County of NAVAJO

This instrument was acknowledged before me on JUNE 17, 2021 by Kathleen A. Crenshaw, as Chief Executive Manager for Crenshaw Investments, LLC, an Arizona Limited Liability Company.

Jani Huso Johnson
Notary Public - State of Oregon ARIZONA gHJ
My Commission Expires: 5-21-2022

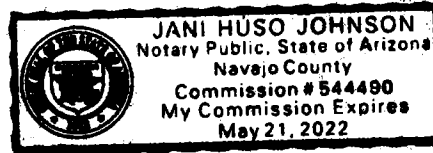


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 40, TRACT 1314, PINE RIDGE RANCHES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.