

2022-006874

Klamath County, Oregon

06/01/2022 11:49:01 AM

Fee: \$107.00

After recording return to:
Rodeo Inn Lynnwood, Inc.
37661 Teel Lane NE
Hansville, WA 98340

**FIDELITY NATIONAL TITLE
MAJOR ACCOUNTS
22000726-NCS**

Until a change is requested,
all tax statements shall be sent to the following address:
Rodeo Inn Lynnwood, Inc.
37661 Teel Lane NE
Hansville, WA 98340

Statutory Special Warranty Deed

CH Town & Country, LLC, a Delaware limited liability company, Grantor, the address for which is 904 Silver Spur Road #244, Rolling Hills, CA 90274, conveys and warrants to **Rodeo Inn Lynnwood, Inc., a Washington corporation**, Grantee, the address for which is 4100 194th Street SW #390, Lynnwood, WA 98036, the following described real property free of encumbrances created or suffered by the grantor except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

Tax Account No.: 528450 Map No. 3909-003DA-00900

This property is free of encumbrances, EXCEPT: **SEE ATTACHED EXHIBIT "B"**

The true consideration for this conveyance is **\$5,050,000.00** (Here comply with requirements of 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.

Date:

5/27/22

GRANTOR:

CH Town & Country, LLC, a Delaware limited liability company

BY: CH Town & Country Manager, LLC, a Delaware limited liability company, Managing Member

BY:



Graham H. Chernoff
Manager

Unofficial Copy

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco

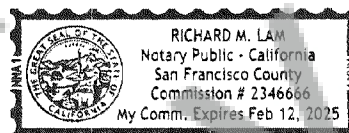
On May 27, 2022 before me, Richard M. Lam **NOTARY PUBLIC**
(insert name and title of the officer)

personally appeared GRAHAM H. CHERNOFF
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Attached to Statutory Special Warranty Deed dated 05/27/2022

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1 Land Partition 50-21 situated in the NW1/4 SE1/4 and the NE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and recorded March 11, 2022 as Instrument No. 2022-003022, Klamath County, Records.

Unofficial
Copy

EXHIBIT "B"

1. The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and easements in connection therewith.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
3. Special Assessment disclosed by the Klamath tax rolls: For: Klamath Drainage District
4. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
5. The provisions contained in Deed,
Recorded: September 24, 1924,
Volume: 64, page 461, Deed Records
6. The provisions contained in deed,
Recorded: June 26, 1925,
Volume: 68, page 78, Deed Records
7. 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: California Oregon Power Company
Recorded: September 26, 1930
Volume: 93, page 73, Deed Records
8. The provisions contained in deed,
Recorded: May 12, 1942,
Volume: 147, page 241, Deed Records
9. 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: California Oregon Power Company
Recorded: June 7, 1946
Volume: 190, page 337, Deed Records
Re-Recorded: June 19, 1946
Volume: 191, page 98, Deed Records
10. Limited access provisions contained in Deed to State of Oregon, by and through its Department of Transportation, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,
Recorded: May 20, 2016
Instrument No.: 2016-005337
11. Easement Agreement, including the terms and provisions thereof,
Recorded: July 14, 2016
Instrument No.: 2016-007470

12. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: CH Town & Country LLC, a Delaware Limited Liability Company
Lessee: Harbor Freight Tools USA, Inc., a Delaware corporation
Disclosed by: Memorandum of Lease
Date: August 12, 2016
Recorded: September 14, 2016
Instrument No.: 2016-009735
13. 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 18, 2022
Instrument No.: 2022-004936
14. Easement or easements, including the terms and provisions thereof, as contained in instrument,
Recorded: April 18, 2022
Instrument No.: 2022-004936
15. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts, which a correct survey would disclose.
16. Rights of tenants, as tenants only, under unrecorded leases.