

RECORDING REQUESTED BY:



2365 NW Kline Street, Suite 201
Roseburg, OR 97471

GRANTOR'S NAME:
Crenshaw Investments LLC

GRANTEE'S NAME:
Celia L. Jones and Theodore L. Jones

AFTER RECORDING RETURN TO:
Order No.: WT0241383-LKC
Celia L. Jones and Theodore L. Jones, as tenants by the entirety
3165 Del Rio Road
Roseburg, OR 97471

SEND TAX STATEMENTS TO:
Celia L. Jones and Theodore L. Jones
3165 Del Rio Road
Roseburg, OR 97471

*Return to: AmeriTitle
#553618 Am*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Crenshaw Investments LLC, Grantor, conveys and warrants to Celia L. Jones and Theodore L. Jones, 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:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVENTEEN THOUSAND AND NO/100 DOLLARS (\$17,000.00). (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.

2022-009094

Klamath County, Oregon

07/25/2022 03:22:01 PM

Fee: \$97.00

STATUTORY WARRANTY DEED

(continued)

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

Dated: July 21, 2022

Crenshaw Investments LLC

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

BY: Scott Crenshaw
Scott Crenshaw
Owner

State of Oregon
County of Lincoln

This instrument was acknowledged before me on July 21, 2022 by Kathleen A. Crenshaw, as Chief Executive Manager for Crenshaw Investments LLC and Scott Crenshaw, as Owner for Crenshaw Investments LLC.

Amanda Maddox
Notary Public - State of Oregon

My Commission Expires: Aug 26, 2024

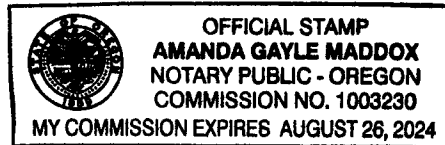


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 14, Block 28 of TRACT NO. 1113, OREGON SHORES SUBDIVISION, UNIT 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXHIBIT "B"

Taxes assessed under Code No. 118 Account No. 236685 Map No. 3507-017CC-02400

NOTE: The 2021-2022 Taxes: \$63.13, are Paid

Taxes assessed under Code No. 118 Account No. 236685 Map No. 3507-017CC-02400

The 2022-2023 Taxes: A lien not yet due or payable.

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

Restrictions 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: November 14, 1977

Instrument No.: M77, page 22105

Amended by instrument,

Recorded: February 13, 1978

Instrument No.: M78, page 2676

Amended by instrument,

Recorded: April 1, 1996

Instrument No.: M96, page 9087

Amended by instrument,

Recorded: July 14, 1999

Instrument No.: M99, page 28132

Amended by instrument,

Recorded: August 4, 2003

Instrument No.: M03, page 55205

Amended by instrument,

Recorded: July 6, 2004

Instrument No.: M04, page 43885

Amended by instrument,

Recorded: June 29, 2006

Instrument No.: M06, page 13239

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

Recorded: August 20, 2004

Instrument No.: Volume M04, Page 55422

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

Recorded: June 29, 2006

Instrument No.: Volume M06, Page 13240

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Oregon Shores Recreational Club, Inc.