



2024-011248  
Klamath County, Oregon  
12/31/2024 11:37:02 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kenneth Edwin Crenshaw Jr. and Peggy Ann  
Crenshaw

11312 Crestwood Place

La Pine, OR 97739

Until a change is requested all tax statements shall be  
sent to the following address:

Kenneth Edwin Crenshaw Jr. and Peggy Ann  
Crenshaw

11312 Crestwood Place

La Pine, OR 97739

File No. 661612AM

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### STATUTORY WARRANTY DEED

**Snowpeak Investment Properties of Central Oregon, LLC, an Oregon limited liability company,**  
Grantor(s), hereby convey and warrant to

**Kenneth Edwin Crenshaw Jr. and Peggy Ann Crenshaw, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of  
encumbrances except as specifically set forth herein:

**Lot 78, Block 1, Tract 1060, Sun Forest Estates, according to the official plat thereof on file in the  
office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**2310-036B0-06000**

**2310-036B0-06000**

**The true and actual consideration for this conveyance is \$337,000.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the  
date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable



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.

Dated: December 18, 2024

Snowpeak Investment Properties of Central Oregon, LLC, an Oregon limited liability company

By: James J. Longo  
James J. Longo, Member

By: Scott A. Jarmer  
Scott A. Jarmer, Member

State of Oregon } ss  
County of Clatsop }

On this 24 day of Dec, 2024, before me, Maribeth Lynn Niece a Notary Public in and for said state, personally appeared James J. Longo and Scott A. Jarmer known or identified to me to be the Managing Member in the Limited Liability Company known as Snowpeak Investment Properties of Central Oregon, LLC, an Oregon limited liability company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Maribeth Lynn Niece  
Notary Public for the State of Oregon  
Residing at: 10803 SE Oregon Ct, Happy Valley, OR 97086  
Commission Expires: Sept 17, 2028

