



MTC 673492AM  
After recording return to:

Tyler J.Volm  
1100 SW Sixth Avenue, Suite 1600  
Portland, Oregon 97204

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

CH Town & Country, LLC  
Attn: Scott Haynes  
904 Silver Spur Road #427  
Rolling Hills Estates, California 90274

2025-003992  
Klamath County, Oregon  
05/27/2025 01:24:01 PM  
Fee: \$92.00

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

### **SPECIAL WARRANTY DEED**

CH Town & Country, LLC, a Delaware limited liability company, Grantor, conveys and specially warrants to OJ Assets LLC, a Washington limited liability company, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

See attached Exhibit A.

Subject to all covenants, conditions, restrictions, easements, and reservations of record, if any.

The true consideration for this conveyance is \$5,200,000. This is a conveyance to a revocable trust for the benefit of Grantor.

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: 5/21/25

**Grantor:**

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

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

By: [Signature]  
Name: Graham Chernoff  
Title: Manager

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 Mateo } ss

On May 21, 2025, before me, Miriam I. Guerrero, a Notary Public, personally appeared Graham 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]  
Signature of Notary Public



**EXHIBIT A  
LEGAL DESCRIPTION**

**Parcel A:**

Parcel 2 of 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 Willamette Meridian, Klamath County, Oregon, as recorded March 11, 2022, in Instrument No. 2022-003022 in the Records, Klamath County.

**Parcel B:**

Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which bears South 01° 14' East a distance of 55.03 feet and South 89° 14' West a distance of 580.0 feet from the quarter section corner common to Sections 2 and 3, said Township and Range, said point being on the South right of way line of South Sixth Street as presently located and constructed; thence continuing South 89° 14' West along said South right of way line a distance of 129.4 feet to the Northwest corner of this description; thence South 0° 18' East a distance of 137.0 feet to an iron pin; thence North 89° 14' East a distance of 131.9 feet to an iron pin; thence North 01° 14' West a distance of 137.0 feet, more or less, to the point of beginning, EXCEPTING a strip of land 8 feet wide running North and South on the West side of said parcel reserved for sidewalk purposes.