1St 2156712-ALF

2013-011797 Klamath County, Oregon

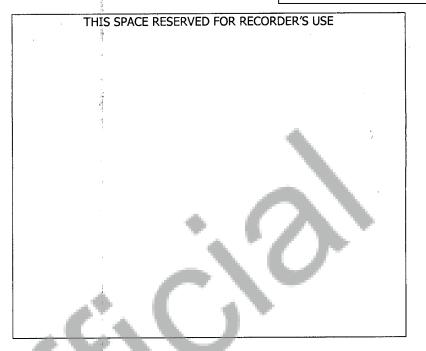
10/18/2013 08:51:45 AM Fee: \$42.00



After recording return to: Rosa Group LLC PO Box 39 Macdoel, CA 96058

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

File No.: 7021-2156712 (ALF) Date: September 23, 2013



STATUTORY BARGAIN AND SALE DEED

Michael R Cross, Grantor, conveys to **Rosa Group LLC**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 21 and the Easterly 2 feet of Lot 20, Sunrise Park, according to the official palt thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING the South 80 feet thereof.

The true consideration for this conveyance is **\$to convey title only**. (Here comply with requirements of ORS 93.030)

F. 00

Page 1 of 2

Bargain and Sale Deed - continued

File No.: 7021-2156712 (ALF) Date: 09/23/2013

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 this	17	day of	acsto	ber	20.13.
		•			

Michael R Cross

STATE OF

Oregon

)ss.

County of

Klamath

This instrument was acknowledged before me on this

by Michael R Cross.

Notary Public for Oregon

My commission expires: 3-14

OFFICIAL SEAL