

1st 2156712-ALF

2013-011798
Klamath County, Oregon
10/18/2013 08:52:45 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

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Charles F 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:

A tract of land situated in the SW 1/4 NE 1/4 SW 1/4 of Section 36, Township 38, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a point on the East boundary of Patterson Street, said point being North 89°55' East a distance of 1345.2 feet ad North 0°16' West a distance of 1487.0 feet from the Southwest corner of said Section 36; thence North 89°39 1/2' East parallel with Eberlein Avenue a distance of 125.0 feet; thence North 0°16' West parallel with Patterson Street a distance of 100.0 feet; thence South 89°39 1/2' West parallel with Eberlein Avenue a distance of 125.0 feet to the East boundary of Patterson Street; thence South 0°16' East along the East boundary of Patterson Street a distance of 100.0 feet, more or less, to the point of beginning.

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

F.
47.00

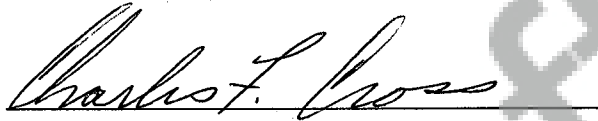
APN:

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 October, 2013



Charles F Cross

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 17 day of October, 2013
by **Charles F Cross**.



Notary Public for Oregon
My commission expires:

12-3-14

