

1st 2156712 - ALF



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: October 01, 2013

2013-011800  
Klamath County, Oregon  
10/18/2013 08:56:15 AM  
Fee: \$42.00

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY BARGAIN AND SALE DEED

**Mike R Cross and 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:

**Parcel 1: Lot 7 in Block 5, First Addition to the Kelene Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Parcel 2: Lot 39, First Addition to Madison Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Parcel 3: Lot 18 in Block 5 of Tract 1025 - Winchester, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

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: **10/01/2013**

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.

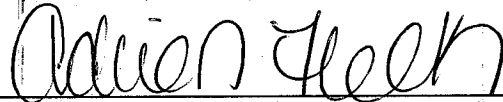
Dated this 17 day of October, 2013.

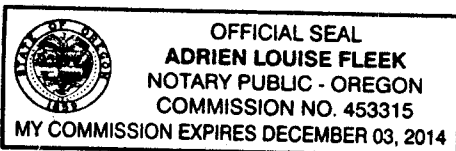
  
**Mike R Cross**

  
**Charles F Cross**

STATE OF Oregon )  
 )ss.  
County of Klamath )

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





Notary Public for Oregon  
My commission expires: 12-3-14