

1st 2296188-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:
Rosa Group LLC
PO Box 39
Macdoel, CA 96058

File No.: 7021-2296188 (ALF)
Date: July 31, 2014

2014-008600

Klamath County, Oregon

08/18/2014 12:37:41 PM

Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Donald E. Brechtel and Martha Mae Brechtel, Trustees of the Donald E. Brechtel and Martha Mae Brechtel Revocable Living Trust, dated May 2, 1997, Grantor, conveys and warrants to Rosa Group LLC, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

Lot 13, Block 6, SECOND ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. 2014/2015 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$74,000.00**. (Here comply with requirements of ORS 93.030)

F.
57.00

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 15 day of August, 2014.

Donald E. Brechtel and Martha Mae Brechtel,
Trustees of the Donald E. Brechtel and
Martha Mae Brechtel Revocable Living Trust

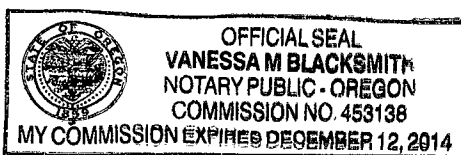
Donald E. Brechtel, Trustee
Donald E. Brechtel, Trustee

Martha Mae Brechtel, Trustee
Martha Mae Brechtel, Trustee

STATE OF Oregon)
County of Josephine) ss.

This instrument was acknowledged before me on this 15 day of August, 2014
by Donald E. Brechtel and Martha Mae Brechtel as Trustees of The Donald E. Brechtel and Martha Mae
Brechtel Revocable Living Trust, on behalf of the trust.

Vanessa Blacksmith



Notary Public for Oregon

My commission expires: 12/12/2014

APN: **R577904**

Statutory Warranty Deed
- continued

File No.: **7021-2296188 (ALF)**