

187 2338974-ALF

2014-011695  
Klamath County, Oregon  
11/07/2014 03:23:17 PM  
Fee: \$52.00



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:  
Rosa Group LLC  
PO Box 39  
Macdoel, CA 96058

File No.: 7021-2338974 (ALF)  
Date: October 23, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Raymond H Andrieu and Sylvia L. Thompson, Trustees of the Leon Andrieu 2000 Revocable Trust UTA 1/25/2000**, 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 28, SUMMERS LANE HOMES, 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.

The true consideration for this conveyance is **\$75,000.00**. (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 4 day of November, 2014.

Raymond H Andrieu and Sylvia L. Thompson, Trustees of the Leon Andrieu 2000 Revocable Trust UTA 1/25/2000

Raymond J Andrieu, Trustee

Sylvia L. Thompson, Trustee  
Sylvia L. Thompson, Trustee

STATE OF ~~Oregon~~ Washington )  
Clark )ss.  
County of ~~Klamath~~ )

This instrument was acknowledged before me on this 4<sup>th</sup> day of November, 2014  
by ~~Leon Andrieu 2000 Revocable Living Trust.~~ Sylvia L Thompson

Aaron D Guinn  
Notary Public for ~~Oregon~~ Washington  
My commission expires: July 29<sup>th</sup> 2015  
For Sylvia Thompson ONLY

Notary Public  
State of Washington  
AARON D GUINN  
My Appointment Expires Jul 29, 2015

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 7 day of November, 2014

Raymond H Andrieu and Sylvia L. Thompson, Trustees of the Leon Andrieu 2000 Revocable Trust UTA 1/25/2000

Raymond H. Andrieu  
Raymond Andrieu, Trustee

Sylvia L Thompson, Trustee

STATE OF Oregon )  
)ss.  
County of Klamath )

This instrument was acknowledged before me on this 7 day of November, 2014 by ~~Leon Andrieu 2000 Revocable Living Trust~~

Raymond Andrieu

Adrien Fleek

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

