

2014-013092

Klamath County, Oregon

12/19/2014 02:53:32 PM

Fee: \$47.00



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.: 7021-2359811 (ALF)
Date: December 10, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

J Ward Friedman, 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:

That portion of Lots Seventeen (17) and Eighteen (18), Block Twenty-Seven (27), Hot Springs Addition to the City of Klamath Falls, Oregon, beginning at a point Fifty (50) feet Northeasterly along the Northwesterly line of Earle Street, from the Southwestern corner of Block Twenty Seven (27), thence in a Northwesterly direction and parallel with Alameda a distance of One Hundred (100) feet; thence in a Northeasterly direction and parallel with Earl Street a distance of Fifty (50) feet; thence in a Southeasterly direction and parallel with Alameda a distance of One Hundred (100) feet to an intersection with the Northwesterly line of Earle Street; thence Southwesterly along the Northwesterly line of Earle, a distance of Fifty (50) feet to the point of beginning, according to the duly recorded plat of said Addition on file and of Record in the Office of the County Clerk in and for Klamath County, State of 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 **\$30,000.00**. (Here comply with requirements of ORS 93.030)

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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 December, 2014

J Ward Friedman
J Ward Friedman

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 17 day of December, 2014
by **J Ward Friedman**.

Adrien Fleeck

Notary Public for Oregon

My commission expires:

10-27-18

