

1st 2369262-ALF



After recording return to:  
Scott Furman  
6501 San Pablo Avenue #205  
Emeryville, CA 94608

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Scott Furman  
6501 San Pablo Avenue #205  
Emeryville, CA 94608

File No.: 7021-2369262 (ALF)  
Date: January 07, 2015

2015-000334  
Klamath County, Oregon  
01/13/2015 10:00:37 AM  
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Rosa Group LLC**, Grantor, conveys and warrants to **Scott Furman**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$41,300.00**. (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 9 day of January, 2015.

Rosa Group LLC



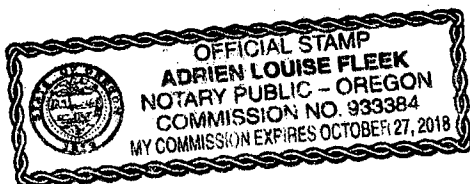
By: Michael R Cross, Member

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 9 day of January, 2015  
by Michael R Cross as Member of Rosa Group LLC, on behalf of the .



Notary Public for Oregon  
My commission expires: 10-27-18



**EXHIBIT A**

**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.**