

18 2522991- 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.: 7021-2522991 (ALF)
Date: September 11, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY SPECIAL WARRANTY DEED

Secretary of Housing and Urban Development, his Successors and Assigns, Grantor, conveys
and specially warrants to **Rosa Group LLC**, Grantee, the following described real property free of liens
and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

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

**Lot 6 in Block 5 of Tract 1007, WINCHESTER, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon.**

This property is free from liens and encumbrances, EXCEPT:

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. The Secretary of Housing and Urban Development (Seller) agrees to sell the property at the price and
terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of
the Seller and all claiming by, through or under him.

The true consideration for this conveyance is **\$71,550.00**. (Here comply with requirements of ORS 93.030)

F.
52.00

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 8th day of October, 2015.

Secretary of Housing and Urban Development,
his Successors and Assigns

By: [Signature]

Name: Rene Oroasco
Title: Authorized Agent

STATE OF California)
)ss.
County of Orange)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

This instrument was acknowledged before me on this 8 day of October, 2015 by Rene Oroasco as Authorized Agent of Secretary of Housing and Urban Development, his Successors and Assigns, on behalf of the .



[Signature]
Nana Hernandez #1963785
Notary Public for California
My commission expires: 12/15/15