

187 2528793. ALF



After recording return to:
Eric J Reeves
1882 Academy Ave
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Eric J Reeves
1882 Academy Ave
Klamath Falls, OR 97601

File No.: 7021-2528793 (ALF)
Date: September 21, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Rosa Group LLC, Grantor, conveys and warrants to **Eric J Reeves and Brandy N Carl, not as tenants in common but with full rights of survivorship**, 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:

Beginning at the corner of Last Street and Academy Street being the Southeast corner of Lot 1, Block 74 BUENA VISTA ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and running thence Northerly along the East line of said Lot 1 for a distance of 120 feet to the Southeast corner of Lot 1 thence West at right angles to said East line of Lot 55 feet thence Southerly and parallel with said East line of said Lot 120 feet to the Northerly side of Academy Street thence Easterly 55 feet to the place of beginning being the Easterly 55 feet of Lot 1 Block 74 BUENA VISTA ADDITION to the City of Klamath Falls, Oregon

LESS the Southerly 5 feet thereof.

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.

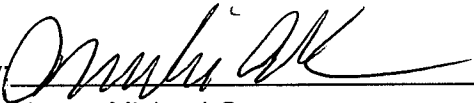
The true consideration for this conveyance is **\$82,000.00**. (Here comply with requirements of ORS 93.030)

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.

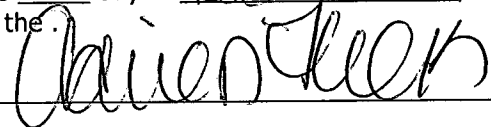
Dated this 11 day of December, 2015

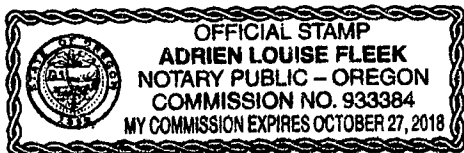
Rosa Group LLC

By 
Name: Michael Cross
Title:

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 11 day of December, 2015
by Michael Cross as of Rosa Group LLC, on behalf of the .





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