



2017-000482

Klamath County, Oregon

01/18/2017 09:58:00 AM

Fee: \$47.00

THIS SPACE RESERVE

After recording return to:

Rosa Group LLC

PO BOX 31

Macdoel, CA 96058

Until a change is requested all tax statements  
shall be sent to the following address:

Rosa Group LLC

PO BOX 31

Macdoel, CA 96058

File No. 146831AM

---

### STATUTORY WARRANTY DEED

**Richard E. Coffman and Kristina Diane Collins, as Co-Successor Trustees of the Karen K. Thompson Family Trust under instrument dated October 6th, 2016,**

Grantor(s), hereby convey and warrant to

**Rosa Group LLC , an Oregon Limited Liability Company**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Lots 9 and 10 and the North 106.4 feet of Lot 11, Block 50, FIRST ADDITION to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

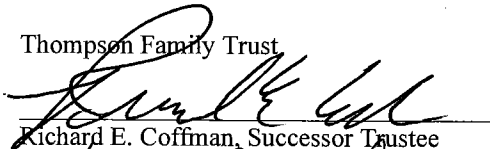
The true and actual consideration for this conveyance is \$122,000.00.

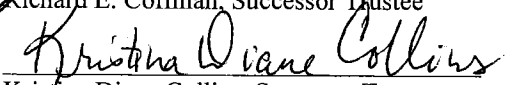
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 January, 2017

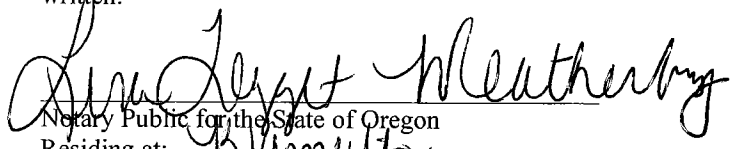
Thompson Family Trust

  
Richard E. Coffman, Successor Trustee

  
Kristina Diane Collins, Successor Trustee

State of Oregon } ss  
County of Klamath }

On this 11 day of January, 2017, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared Richard E. Coffman and Kristina Diane Collins, Co-Successors Trustees of the Karen K. Thompson Family Trust under instrument dated October 6th, 2016, known or identified to me to be the person(s) whose name(s) is are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public for the State of Oregon

Residing at: Blaine

Commission Expires: 10/19/19

