



THIS SPACE RESERVED FOR

2017-008401

Klamath County, Oregon

07/27/2017 02:08:00 PM

Fee: \$47.00

After recording return to:

Rosa Group LLC,

P.O. Box 39

Macdoel, CA 96058

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

Rosa Group LLC,

P.O. Box 39

Macdoel, CA 96058

File No. 179464AM

STATUTORY WARRANTY DEED

Juniper Hill Properties, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Rosa Group LLC,,

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:

Parcel 1

Lot 20 and the Northerly 22 feet of Lot 21, Block 4, West Klamath Falls Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2

Lot 21, less and excepting the Northerly 22 feet, and the Northerly 31 feet of Lot 22, Block 4, West Klamath Falls Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 3

Lot 22, less and excepting the Northerly 31 feet, and the Northerly 60 feet of Lot 23, Block 4, West Klamath Falls Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$540,000.00**.

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:

2017-2018 Real Property Taxes, a lien not yet due and payable.

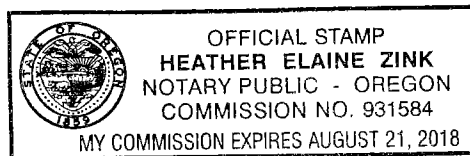
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 26 day of July, 2017.

Juniper Hill Properties LLC

By: Daniel F. Miller, Member
Daniel F. Miller, Member

By: Shari L. Miller, member
Shari L. Miller, Member



State of Oregon } ss
County of ~~Klamath~~ ^{Deschutes} ^{4E2}
^{27 4E2} ^{July, 2017} ^{4E2}

On this ~~29~~ day of ~~September~~, 2016, before me, Heather Elaine Zink a Notary Public in and for said state, personally appeared Daniel F. Miller and Shari L. Miller as Managers of Juniper Hill Properties, LLC, an Oregon Limited Liability Company, 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.

Heather Elaine Zink
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 8-21-2018