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04/10/2018 08:25:00 AM

Fee: \$47.00

After Recording Return To:
Stephen H. Telford
Telford Law & AP Consultants
208 12th Avenue Road
Nampa, ID 83686

Tax Statements Shall Be Sent To:
Kirk and Klee Rose
4278 W. Main St.
Medford, OR 97501

Warranty Deed

1 Date

30th of March 2018

2 Parties

Grantors: Kirk and Klee Rose, husband, and wife ("Grantors").

Grantee: K&K Rose Oregon Properties LLC, by and through Kirk and Klee Rose, its Managers, ("Grantee")

Current Address: 4278 W. Main St., Medford, OR 97501

3 Property

Oregon County: Jackson

Transferred Interest: Grantors' entire fee simple.

Description:

Lot 4 in Block 99 of Buena Vista Addition to the City of Klamath Falls, according to the official Plat thereof on file in the office of County Clerk of Klamath County, Oregon.

Subject to:

All conditions, restrictions, reservations, easements, rights, rights-of-way, zoning ordinances and governmental regulations of record.

Together with:

All and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, and rents, issues, and profits thereof; and all estate, right, title and interest in and to the said property, as well in law as in equity, of the said party of the first part.

4 Common Address

919-921 California Avenue, Klamath Falls, Oregon

5 Consideration

Ten Dollars and other good and valuable consideration, receipt of which is acknowledged.

6 Grant

In a tax-free exchange, Grantors for the consideration listed above, hereby grants, bargains, sells, conveys, and confirms to Grantee, and its successors and assigns, the transferred interest in the property described in this Warranty Deed.

7 Warranties

Grantors, for themselves, and for their heirs, successors and assigns, covenant with Grantee, and its successors and assigns as follows:

Grantors are currently the owners of the property as described in this Warranty Deed.

Grantors have good right to convey the property described in this Warranty Deed to Grantee.

The property described in this Warranty Deed is free from all encumbrances, except as otherwise shown in this Warranty Deed or of record.

Grantors, and their heirs, successors, and assigns, will forever warrant and defend the quiet and peaceful possession of the property granted by this Warranty Deed to Grantee, and its successors and assigns, against the lawful claims of all persons.

These warranties are limited to the coverage the Grantors have under any policy of title insurance, or damages of \$10.00, whichever is greater.

8 Construction

In construing this Warranty Deed, and where the context so requires, the singular includes the plural and the masculine, the feminine and the neuter.

Kirk Rose
Kirk Rose

Klee Rose
Klee Rose

STATE OF IDAHO)
) ss.
County of Canyon)

On 30th of March 2018, before me, Stephen H. Telford, an Idaho notary public, personally appeared Kirk Rose and Klee Rose, husband, and wife, known or identified to me to be the persons whose names are subscribed to this instrument and acknowledged to me that they executed the same.

In witness, I have set my hand and affixed my official seal the day and year in this certificate first above written.

Stephen H. Telford
Stephen H. Telford
Notary Public for Idaho
Residing at: Nampa, Idaho
Commission Expiring on the 28th of June 2022

