



THIS SPACE RESERVED FOR

2018-006123
Klamath County, Oregon
05/18/2018 12:17:00 PM
Fee: \$47.00

After recording return to:

Rosa Group LLC, an Oregon Limited Liability
Company

PO Box 39

Macdoel, CA 96058

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

Rosa Group LLC, an Oregon Limited Liability
Company

PO Box 39

Macdoel, CA 96058

File No. 232815AM

STATUTORY WARRANTY DEED

Xin Xia and Qian Ge, as Tenants by the Entirety,

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:

The following described real property in Klamath County, Oregon:

Beginning at a point which lies North 1°12' West a distance of 331.4 feet along the section line and North 88°57' East a distance of 949.5 feet from the iron axle which marks the one-quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing North 88°57' East a distance of 67.5 feet to a point; thence North 1°12' West parallel to the section line a distance of 331.4 feet, more or less, to an iron pin on the North line of the S1/2 of SW1/4 of NW1/4 of Section 11; thence South 88°58' West along the said North line of the S1/2 of the SW1/4 of NW1/4 of Section 11, a distance of 67.5 feet to an iron pin; thence South 1°12' East a distance of 331.4 feet, more or less; to the point of beginning, in the S1/2 of SW1/4 of NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon.

Excepting therefrom that portion lying within Winter Ave.

The true and actual consideration for this conveyance is \$108,000.00.

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 May 2018

Xin Xia

fw
Qian Ge

State of Pennsylvania } ss
County of Montgomery

On this 11 day of May 2018, before me, GARY GOLDSMITH, a Notary Public in and for said state, personally appeared Xin Xia and Qian Ge, 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.

Gary Goldsmith
Notary Public for the State of Pennsylvania
Residing at: 228 Carson Terrace HTX, TX 76061
Commission Expires: Nov 22 2021

Commonwealth of Pennsylvania - Notary Seal
Gary Goldsmith, Notary Public
Montgomery County
My commission expires November 22, 2021
Commission number 1060061
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES