



THIS SPACE RESERVED FOR

2019-011230

Klamath County, Oregon

09/26/2019 01:39:01 PM

Fee: \$87.00

After recording return to:

DR Park Properties LLC, a California limited liability
company

P.O. Box 2207

Welches, OR 97067

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

DR Park Properties LLC, a California limited liability
company

P.O. Box 2207

Welches, OR 97067

File No. 314355AM

STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

DR Park Properties LLC, a California 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:

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, together with 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, together with 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 \$706,250.00.

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:

2019-2020 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 25 day of Sept, 2019

Rosa Group, LLC an Oregon limited liability company

By: [Signature]
Michael Cross, Managing Member

State of Oregon } ss
County of Klamath }

On this 25 day of September, 2019, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Michael Cross, Managing Member of Rosa Group LLC 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.

[Signature]

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

