



THIS SPACE RESERVED FOR

**2019-013539**

**Klamath County, Oregon**

**11/20/2019 10:15:01 AM**

**Fee: \$92.00**

After recording return to:

Donald E. Badger and Cheryl A. Badger

531 Conger Ave

Klamath Falls, OR 97601

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

Donald E. Badger and Cheryl A. Badger

531 Conger Ave

Klamath Falls, 97601

File No. 332035AM

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### **STATUTORY WARRANTY DEED**

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

Grantor(s), hereby convey and warrant to

**Donald E. Badger and Cheryl A. Badger, as Tenants by the Entirety**

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:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$30,000.00.

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 19 day of November, 2019.

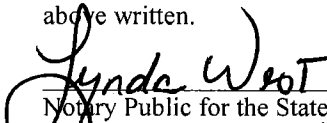
Rosa Group LLC

  
Michael R. Cross, Managing Member

State of Oregon} ss  
County of Klamath}

On this 19 day of November, 2019, before me, LYNDA WEST a Notary Public in and for said state, personally appeared Michael R. Cross known or identified to me to be the Managing Member in the Limited Liability Company known as who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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: Klamath  
Commission Expires: 1-30-21

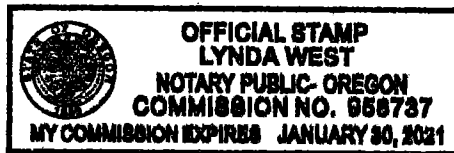


EXHIBIT 'A'

File No. 332035AM

Lot 11 in Block 103, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVE AND EXCEPT property deeded to State of Oregon by deed recorded May 24, 1956 in Volume 283, page 354, Deed Records of Klamath County, Oregon, described as follows:

A parcel of land lying in Lot 11 in Block 103, BUENA VISTA ADDITION to the City of Klamath Falls, also lying in Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; the said parcel being that portion of said Lot 11 including a strip of land 80 feet in width lying on the Westerly side of the center line of the Dalles-California Highway as said highway has been relocated, which centerline is described as follows:

Beginning at the Engineers center line station 110 + 00, said Station being 3709 feet North and 1047 feet East of the Southwest corner of said Section 32; thence South 34° 41' East 739.61 feet to Engineers center line station 117 + 39.61 (Bearings used herein are based upon the Oregon Co-ordinate System, South Zone.)

SAVE AND EXCEPT property deeded to State of Oregon by deed recorded August 5, 1958 in Volume 303, page 26, Deed Records of Klamath County, Oregon, described as follows:

A parcel of land lying in Lot 11 in Block 103, BUENA VISTA ADDITION to the City of Klamath Falls, also lying in Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; the said parcel being that portion of said Lot 11 lying Northeasterly of a line of the Dalles -California Highway as said highway has been relocated, which center line is described as follows:

Beginning at Engineer's center line station 110 + 00, said station being 3709 feet North and 1047 feet East of the Southwest corner of said Section 32; thence South 34° 41' East 739.61 feet to station 117 + 39.61, the Southwesterly line of said parcel crosses the Northwesterly line of said Lot 11 approximately opposite center line station 114 + 70. (Bearings used herein are based upon the Oregon Co-ordinate System, South Zone.)