



THIS SPACE RESERVED FOR

2020-009768

Klamath County, Oregon

08/07/2020 08:40:47 AM

Fee: \$87.00

After recording return to:

Daniel Balderas and Brenda S. Balderas

1440 Elderberry Ln

Klamath Falls, OR 97601

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

Daniel Balderas and Brenda S. Balderas

1440 Elderberry Ln

Klamath Falls, OR 97601

File No. 370547AM

STATUTORY WARRANTY DEED

Rosa Group, LLC an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Daniel Balderas and Brenda S. Balderas, 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:

Parcel 1 of Land Partition 30-99, in the NW1/4 of the SE1/4 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the Southerly 32 feet thereof.

ALSO EXCEPTING THEREFROM that portion described in Volume M05, page 67809, Microfilm Records of Klamath County, Oregon.

TOGETHER WITH that portion described in Volume M05, page 68502, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$120,000.00.

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:

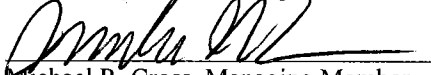
"2020-2021 Real Property Taxes, a lien not yet due and payable"

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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 6 day of August, 2020.

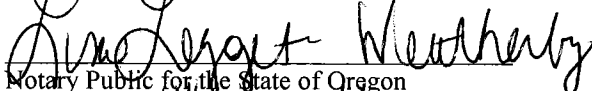
Rosa Group LLC, an Oregon Limited Liability


Michael R. Cross, Managing Member

State of Oregon} ss
County of Klamath}

On this 6 day of August, 2020, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Michael R. Cross, Managing Member known or identified to me to be the Managing Member in the Limited Liability Company known as Rosa Group 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: 11/8/2020 gw
10/1/2023

