



THIS SPACE RESERVED FOR

2020-010862

Klamath County, Oregon

08/28/2020 02:19:00 PM

Fee: \$87.00

After recording return to:

Weslie L. Pray and Dolores Pray

4439 Winter Ave.

Klamath Falls, OR 97603

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

Weslie L. Pray and Dolores Pray

4439 Winter Ave.

Klamath Falls, OR 97603

File No. 392662AM

### STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

**Weslie L. Pray and Dolores Pray, 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:

**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 \$220,500.00.

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"*

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 26 day of August, 2020

Rosa Group, LLC

By:

  
Michael R. Cross, Member

State of Oregon} ss

County of Klamath}

(s) 26th

On this 26th day of August, 2020, before me, Jenny Annett Brazil 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 County

Commission Expires: 10/23/2022

