



2020-014324

Klamath County, Oregon

11/04/2020 01:25:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Orval Bruce Simmons Jr. and Marilyn Sue Simmons

630 N 10th Street

Klamath Falls, OR 97601

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

Orval Bruce Simmons Jr. and Marilyn Sue Simmons

630 N 10th Street

Klamath Falls, OR 97601

File No. 411388AM

STATUTORY WARRANTY DEED

Rosa Group, LLC, an Oregon Limited Liability Company

Grantor(s), hereby convey and warrant to

Orval Bruce Simmons Jr. and Marilyn Sue Simmons, with Rights of Survivorship

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 \$400,000.00.

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 3 day of November, 2020.

Rosa Group LLC an Oregon Limited Liability Company

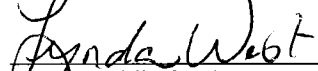


Michael R. Cross, Managing Member

State of Oregon} ss
County of Klamath}

On this 3 day of November, 2020, 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

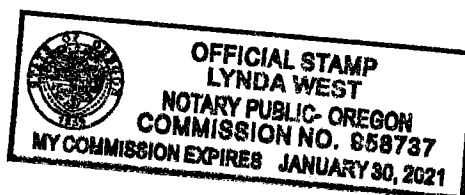


EXHIBIT 'A'

File No. 411388AM

PARCEL 1

Beginning at a point on the Northerly right of way line of the Dalles-California Highway, which lies North 0° 55' West a distance of 30 feet and North 89° 21' East 329.7 feet from an iron pin in the pavement marking the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon; thence North 89° 21' East along the Northerly line of the highway 72.9 feet; thence North 0° 59' West a distance of 189.4 feet; thence South 89° 21' West 72.9 feet; thence South 0° 59' East a distance of 189.4 feet to the point of beginning and situate in the SW1/4 of the NE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM that portion in deed from Charles H. DuFour and Thora DuFour, husband and wife to the State Highway Commission, dated June 1964, recorded June 23, 1964 in Book 354, at page 66, Deed Records of Klamath County, Oregon.

PARCEL 2

Beginning at a point on the Northerly right of way line of the Dalles-California Highway, which lies North 0° 55' West a distance of 30 feet and North 89° 31' East 256.6 feet from an iron pin in the pavement marking the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, which said point is the Southeast corner of a tract of land hereto conveyed to Wade E. Pitcher and wife, by deed recorded in Book 117 at Page 440, Deed Records of Klamath County, Oregon; thence North 2° 53' West along the Easterly line of the Pitcher Tract 190 feet, more or less, to the Northeast corner of said Pitcher Tract; thence North 89° 21' East 82.9 feet; thence South 0° 59' East a distance of 189.4 feet, more or less, to the Northerly right of way line of the Dalles-California Highway; thence South 89° 21' West along the Northerly right of way line of the highway 73.1 feet to the point of beginning, and situate in the SW1/4 of NE1/4, Section 2, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM that portion in deed from Charles H. DuFour and Thora DuFour, husband and wife to the State Highway Commission, dated June 1964, recorded June 23, 1964 in Book 354, at page 66, Deed Records of Klamath County, Oregon.

PARCEL 3

The Southerly 125 feet of Lots 98 and 99 of PLEASANT HOME TRACTS, NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.