



2021-002530
Klamath County, Oregon
02/19/2021 02:09:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Rosa Group, LLC., an Oregon limited liability company
P.O. Box 39
Macdoel, CA 96058

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

Rosa Group, LLC., an Oregon limited liability company
P.O. Box 39
Macdoel, CA 96058
File No. 435226AM

STATUTORY WARRANTY DEED

Carleton W. Gooderham III, the Successor Trustee of the Carleton W. Gooderham, Jr. Revocable Trust dated March 18, 2019,

Grantor(s), hereby convey and warrant to

Rosa Group, LLC., an Oregon 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:

The South 50 feet of Lot 4, Block 102, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, 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 \$110,000.00.

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 18 day of Feb, 2021.

Carleton W. Gooderham Jr. Trust Revocable Trust

Carleton W. Gooderham III #7

Carleton W. Gooderham III, Successor Trustee

State of California } ss.
County of Placer }

On this _____ day of _____, before me, _____ a Notary Public in and for said state, personally appeared Carleton W. Gooderham III, Successor Trustee known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Carleton W. Gooderham Jr. Revocable Trust dated 18, 2019, and acknowledged to me that he/she/they executed the same as Successor Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

See Attached

Notary Public for the State of _____ »
Residing at: _____
Commission Expires: _____

ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California) SS
COUNTY OF ~~Sacramento~~ Placer)

On 2/18/21, before me, **L. Akers, Notary Public** personally appeared


Carleton W. Gooderham

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that **he/she/they** executed the same in **his/her/their** authorized capacity (ies) and that by **his/her/their** signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

SEAL

WITNESS my hand and official seal.

Signature 
L. AKERS
NOTARY PUBLIC

In and for the State of California
County of Sacramento
My Commission Expires **07/19/2021**
Commission Number **2202106**



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ PARTNER (S) - ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEES
☒ OTHER _____

Title or Type of Document Statutory Warranty Deed

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____