



THIS SPACE RESERVED FOR

2021-008849

Klamath County, Oregon

06/04/2021 08:52:10 AM

Fee: \$87.00

After recording return to:

Rosa Group, LLC an Oregon Limited Liability
Company

PO 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

PO Box 39

Macdoel, CA 96058

File No. 463940AM

STATUTORY WARRANTY DEED

Thomas R. Roach, as Trustee of the Thomas R. Roach Revocable Trust,

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:

Lot 13 in Block 13 of FAIRVIEW ADDITION to the City of Klamath Falls, and ALSO a tract of land adjoining said lot on the East, which commences at the Southeast corner of said Lot 13; thence North 50 feet; thence East 44 feet; thence South 50 feet; thence West 44 feet to the point of beginning and being situated in Section 29, township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$80,000.00.

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 15 day of 28, 2021

The Thomas R. Roach Revocable Living Trust

By: Thomas R. Roach, Trustee
Thomas R. Roach, Trustee

State of Florida } ss
County of Marion }

On this 29 day of MAY, 2021, before me, Eugene R. Morton a
Notary Public in and for said state, personally appeared Thomas R. Roach, Trustee of the Thomas R. Roach Revocable Trust,
known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me
that he/she/they executed same.

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

Eugene R. Morton
Notary Public for the State of Florida
Residing at: 6027 NW 56th Terrace, OCALA FL 34482
Commission Expires: 2/31/2024

