



THIS SPACE RESERVED FOR

2021-009483

Klamath County, Oregon

06/16/2021 01:08:00 PM

Fee: \$87.00

After recording return to:

Courtney L. Moore

1228 East St.

Klamath Falls, OR 97601

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

Courtney L. Moore

1228 East St.

Klamath Falls, OR 97601

File No. 460701AM

STATUTORY WARRANTY DEED

Rosa Group LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Courtney L. Moore,

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 Southeasterly one fourth of Lot One (1) of Block Fifty Nine (59) of NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, said premises having a frontage of forty feet (40) on East Street and a depth of eighty four and one half feet (84-1/2).

The true and actual consideration for this conveyance is \$176,000.00.

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 15TH day of JUNE, 2021.

Rosa Group LLC, an Oregon Limited Liability Company

By: [Signature]
Michael R. Cross, Member

State of OR } ss
County of Klamath }

On this 15th day of June, 2021, before me, Marjorie Anne Stuart 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 Rosa Group LLC, an Oregon Limited Liability Company 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.

[Signature]
Notary Public for the State of OR
Residing at: Klamath Falls OR
Commission Expires: 5/18/2025

