



2021-012558

Klamath County, Oregon

08/17/2021 01:30:00 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

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. 475415AM

STATUTORY WARRANTY DEED

Amelia G. Reyes,

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:

Beginning at the Northeast corner of the S1/2 N1/2 NW1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, running thence West a distance of 564 feet; thence South 150 feet; thence East 564 feet; thence North 150 feet to the point of beginning.

SAVING AND EXCEPTING a strip of land 30 feet wide along the East side, being a portion of Homedale Road.

FURTHER EXCEPTING the West 324 feet.

The true and actual consideration for this conveyance is \$130,000.00.

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:

2021-2022 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 13 day of August, 2021

Amelia G. Reyes
Amelia G. Reyes

State of California } ss
County of _____

On this _____ day of August, _____, before me, _____ a Notary Public in and for said state, personally appeared Amelia G. Reyes, 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.

SEE ATTACHED

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

ACKNOWLEDGMENT

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

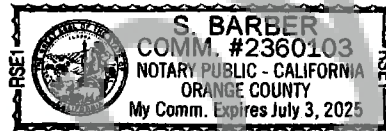
County of Orange

On August 13, 2021, before me, S. Barber, Notary Public, personally appeared Amelia G. Reyes, 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 the 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.

WITNESS my hand and official seal.

Signature  (Seal)
S. Barber, Notary Public



OPTIONAL

Description of Attached Document: Statutory Warranty Deed

Document Date: N/A

Number of Pages: 2