



2021-017146

Klamath County, Oregon

11/15/2021 02:08:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Shiloh Barrera

1449 Wilford Ave.

Klamath Falls, OR 97601

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

Shiloh Barrera

1449 Wilford Ave.

Klamath Falls, OR 97601

File No. 497812AM

STATUTORY WARRANTY DEED

Rosa Group LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Shiloh Barrera,

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.

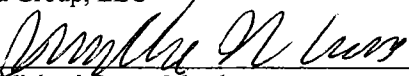
The true and actual consideration for this conveyance is \$155,000.00.

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 12 day of November, 2021


Rosa Group, LLC

By: 
Michael Cross, Member

State of Oregon} ss
County of Klamath}

On this 12 day of November, 2021, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Michael Cross known or identified to me to be the Member in the Limited Liability Company known as Rosa Group LLC 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 County

Commission Expires: 10/23/2022

