



THIS SPACE RESERVED FOR

2022-000578
Klamath County, Oregon
01/14/2022 01:27:01 PM
Fee: \$87.00

After recording return to:

Dustin W. Bartholomew and Christine L. Bartholomew
3730 Homedale Rd.
Klamath Falls, OR 97603

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

Dustin W. Bartholomew and Christine L. Bartholomew
3730 Homedale Rd.
Klamath Falls, OR 97603
File No. 510931AM

STATUTORY WARRANTY DEED

Rosa Group, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Dustin W. Bartholomew and Christine L. Bartholomew, as Tenants by the Entirety,

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:

PARCEL 1:

All that portion of TRACT 48 OF HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point in the West right-of-way line of the County Road known as Homedale Road, which bears South 0° 20' West 258.4 feet from the Northeasterly corner of said TRACT NO. 48, and running thence North 43° 30' West parallel with First Avenue in Homedale; 201.8 feet; thence at right angles North 46° 30' East 60 feet; thence at right angles South 43° 30' East 139 feet, more or less to the Westerly right-of-way line of said Homedale Road; thence South 0 degrees 20' West 86.61 feet, more or less, to the place of beginning.

PARCEL 2:

All that portion of TRACT NO. 48 OF HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the most Southerly corner of said TRACT NO. 48; thence North 54° 30' West 194.5 feet; thence North 43° 30' West 65.9 feet; thence North 46° 30' East 121 feet; thence South 43° 30' East 168.4 feet, more or less, to the Westerly line of Homedale Road; thence South 0° 20' West along the Westerly line of Homedale Road 121.5 feet, more or less, to the point of beginning.

PARCEL 3:

A parcel of land situated in TRACT NO. 48 OF HOMEDALE, a duly recorded subdivision, more particularly described as follows:

Beginning at a point which is South 00° 20' West 258.4 feet and North 43° 30' West 168.4 feet from the Northeast corner of said Tract 48; thence North 43° 30' West 33.4 feet; thence South 46° 30' West 121.0 feet to the Northeasterly line of Government Canal; thence South 43° 30' East 33.4 feet along said canal line to a point; thence North 46° 30' East 121.0 feet to the point of beginning.

The true and actual consideration for this conveyance is \$206,000.00.

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 13 day of January, 2022.

Rosa Group, LLC

By: Michael R. Cross

Michael R. Cross, Member

State of Oregon } ss
County of Klamath }

On this 13 day of January, 2022, before me, Emily Jean Coe, a Notary Public in and for said state, personally appeared Michael R. Cross, Member of Rosa Group LLC 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.

Emily Jean Coe

Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: ~~5/18/2025~~ 9/27/2025

