



2022-010355

Klamath County, Oregon

08/26/2022 08:30:04 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

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. 556335AM

STATUTORY WARRANTY DEED

Vince Lucas Motz,

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:

**A parcel of land situate in the N1/2 SW1/4 NW1/4 in Section 1, Township 39 South, Range 9 East of the
Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point 720 feet East and 660 feet North of an iron pin driven into the ground near the fence
corner at the Southwest corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of
the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor, said pin being at the
Southwest corner of said property abutting on the Dalles-California Highway, and which pin is East 30 feet
from the center of a road intersecting the Dalles-California Highway from the North, and which pin is North
30 feet from the center of said Highway; thence East 270 feet; thence North 66 feet; thence West 270 feet;
thence South 66 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$135,000.00.

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:

2022-2023 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 24th day of August, 2022.

Vince Lucas Motz
Vince Lucas Motz

State of Oregon } ss
County of Klamath }

On this 24th day of August, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Vince Lucas Motz, 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.

Deborah Anne Sinnock
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 7-29-25

