



2022-013907  
Klamath County, Oregon  
12/02/2022 11:52:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Lindsay A. Tedeschi  
743 N 11th Street  
Klamath Falls, OR 97601

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

Lindsay A. Tedeschi  
743 N 11th Street  
Klamath Falls, OR 97601

File No. 567355AM

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### STATUTORY WARRANTY DEED

**Rosa Group, LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Lindsay A. Tedeschi,**

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 a point on the East line of 11th Street, at a point 95 feet Northwest of the most Southerly corner of Lot 4, Block 68, NICHOLS ADDITION to the City of Klamath Falls, as shown by the duly recorded plat thereof; thence Northeasterly at right angles to 11th Street to the Northerly line of said Lot 4; thence Westerly along the Northerly line of said Lot 4 to the most Westerly corner of said Lot 4; thence Southeasterly along the East line of 11th Street, to the point of beginning, being said Lot 4, EXCEPT the Southerly 95 feet thereof.**

The true and actual consideration for this conveyance is \$174,000.00.

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 1<sup>st</sup> day of December, 2022

Rosa Group LLC, an Oregon Limited Liability Company

Michael R. Cross  
Michael R. Cross, Member

State of Oregon} ss  
County of Klamath}

On this 1 day of December, 2022, before me, Twila Jean Pelligrino a Notary Public in and for said state, personally appeared Michael R. Cross known or identified to me to be the 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.

Twila Jean Pelligrino  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 10-27-2026

