

After Recording Return To:  
First American Title



After recording return to:  
Roger Rosenau and Sarah Rosenau  
138034 Hillcrest Street  
Gilchrist, OR 97737

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Roger Rosenau and Sarah Rosenau  
138034 Hillcrest Street  
Gilchrist, OR 97737

File No.: 7061-4061968 (JS)  
Date: May 03, 2023

**2023-003781**  
Klamath County, Oregon  
05/18/2023 08:52:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

#### STATUTORY WARRANTY DEED

**Kelley Lynn Cooley**, Grantor, conveys and warrants to **Roger Rosenau and Sarah Rosenau as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**A portion of the SE 1/4 NW 1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, more particularly described as follows:**

**Beginning at the Southeast corner of the SE 1/4 NW 1/4 of Section 25, Twp. 24 S., Rge. 8 EWM; thence West 220 feet; thence North 1320 feet; thence East 220 feet; thence South 1320 feet to the point of beginning.**

**EXCEPTING THEREFROM that portion on the Southerly end, lying within the public roadway.**

**NOTE: This legal description was created prior to January 1, 2008.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$199,990.00**. (Here comply with requirements of ORS 93.030)

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 May, 2023.

Kelley Lynn Cooley  
Kelley Lynn Cooley

STATE OF Oregon

County of

Deschutes ss.  
Oregon

This instrument was acknowledged before me on this 12 day of May, 2023  
by **Kelley Lynn Cooley**.

Katella Bahr



Notary Public for Oregon

My commission expires: 8/4/26