



THIS SPACE RESERVED FOR RECORDER'S USE

2023-006062

Klamath County, Oregon

07/21/2023 09:49:02 AM

Fee: \$87.00

After recording return to:

Marvin Rosser and Michelle Rosser

4429 Anderson Ave.

Klamath Falls, OR 97603

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

Marvin Rosser and Michelle Rosser

4429 Anderson Ave.

Klamath Falls, OR 97603

File No. 597393AM

STATUTORY WARRANTY DEED

Perrie S. Costa and Janice I. Costa, Trustees of The Dobiedog Trust dated August 4, 2012,

Grantor(s), hereby convey and warrant to

Marvin Rosser and Michelle Rosser, 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:

Lot 36 of VILLA SAINT CLAIR, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$55,000.00.

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:

2023-2024 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 17 day of July 2023

The Dobiedog Trust

By:

Perrie S. Costa, Trustee

By:

Janice I. Costa, Trustee

State of Oregon ss.
County of Klamath

On this 17th day of July, 2023, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Perrie S. Costa and Janice I. Costa known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the The Dobiedog Trust dated August 4, 2012, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jenny Brazil
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 9/19/2026

