

**2024-007501**

**Klamath County, Oregon**



00332817202400075010030036

08/28/2024 09:05:00 AM

Fee: \$92.00

After recording, return to:

ROS PROPERTIES 2018 LLC,  
28475 Greenfield Road Suite 113  
PMB 1399, Southfield, MI 48076

Until a change is requested,  
all tax statements should be sent to:

ROS PROPERTIES 2018 LLC,  
28475 Greenfield Road Suite 113  
PMB 1399, Southfield, MI 48076

**WARRANTY DEED**

Under ORS 93.850

The grantor,

YOSHINO DEREK & AMANDA SUE, a married couple, whose address is:  
7809 58 Th, Gig Harbor, WA, 98335-7486

for the true and actual consideration of Four Thousand Dollars (\$4000)

CONVEYS AND WARRANTS to the grantee,

ROS PROPERTIES 2018 LLC , a Michigan limited liability company, whose  
address is: 28475 Greenfield Rd, Southfield, MI 48076

the following described real property, free of encumbrances, except as specifically  
set forth herein:

OREGON SHORES UNIT 2 1ST ADDITION TRACT 1184 BLK-31 LOT-10,  
County of Klamath, State of Oregon

Parcel ID: R235445

And commonly known as: XXX Kerry Dr, Chiloquin, OR, 97624

Source of Title:

This conveyance is made subject to:

easements, reservations, and restrictions of record, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2099 and thereafter and further subject to 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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this  
presence of:

day of \_\_\_\_\_, 20\_\_\_\_, in the

[Signature]  
Signature  
DEREK YOSHINO  
Print Name  
GRANTOR  
Capacity

Amanda Sue Yoshino  
Signature  
AMANDA SUE YOSHINO  
Print Name  
GRANTOR  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

*Construe all terms with the appropriate gender and quantity required by the sense  
of this deed.*

STATE OF Washington  
COUNTY OF Pierce

On this 23rd day of August, 2024, before me, Notary Public in and for  
said state, personally appeared Derek Yoshino,  
Amanda Yoshino,  
identified to be the person whose name is subscribed to the within instrument, and  
who acknowledged to me that freely executed the same.

Signature: [Signature]  
Print Name: Xiaobo Chen  
Title: Notary Public  
My Commission Expires: 6/22/2025

