

1396-10754

After recording return to:

A+ LAND COMPANY
13751 Hill Road
Klamath Falls, OR 97603

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

A+ LAND COMPANY
13751 Hill Road
Klamath Falls, OR 97603

Grantor:
Dehlinger Trust
13751 Hill Rd
Klamath Falls, OR 97603

2012-000152

Klamath County, Oregon



00112248201200001520020027

01/09/2012 11:21:14 AM

Fee: \$42.00

**STATUTORY
BARGAIN AND SALE DEED**

Maralea Peacore and Denise Diane Mathis as trustees of the Georgia C. Dehlinger Trust U.T.A. dated December 15, 1986, Grantor, conveys to A+ LAND COMPANY, LLC, AN OREGON LIMITED LIABILITY COMPANY Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

~~The N1/2-SE1/4, and the SE1/4-SE1/4, and the S1/2-NW1/4, all in Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon~~

See Exhibit "A"

MF DM

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$ 39,840.00 (Here comply with the requirements of ORS 93.030).

Dated this 23 day of December, 2011.

Maralea Peacore
Maralea Peacore as trustee
Denise Diane Mathis
Denise Diane Mathis as trustee

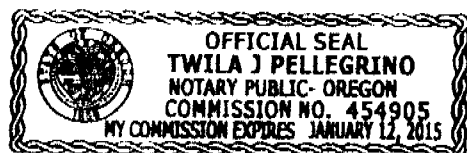
AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

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STATE OF OREGON } ss
County of Klamath

This instrument was acknowledged before me on December 27, 2011

by Denise Diane Mathis and Maralea Peacore as trustees of the Georgia C. Dehlinger Trust U.T.A. dated December 15, 1986



Twila Pellegrino
Notary Public for Oregon

My commission expires 1-12-2015

4/2/12

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

The N1/2 SE1/4; the SE1/4 SE1/4; the S1/2 NW1/4 in Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM all that portion described as follows:

A parcel of land being a portion of the property described in Volume M01, page 10209, Microfilm Records of Klamath County Oregon as situated in the S1/2 NW1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the N1/16 corner common to said Section 32 and Section 31, Township 39 South, Range 10 East of the Willamette Meridian; thence South 89°59'37" East a distance of 200.00 feet; thence South 48°54'19" West a distance of 264.11 feet to the West line of said Section 32; thence North 00°19'00" West along said section line a distance of 173.63 feet, more or less, to the point of beginning. Bearings being based on County Survey 2876.

Parcel 2:

A parcel of land being a portion of the property described in Volume M04, page 35361 as situated in the NE1/4 of Section 31, Township 39 South, Range 10 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the East line of said Section 31 which bears South 00°19'00" East a distance of 173.63 feet from the N1/16 corner of said Section 31, said point being the True Point of Beginning; thence continuing South 00°19'00" East a distance of 518.30 feet to a point on the East right of way line of Hill Road; thence along the East right of way line of Hill Road 97.62 feet along the arc of a 3789.72 foot radius curve to the right, the long chord of which bears North 09°02'48" West a distance of 97.61 feet and having a delta angle of 1°28'33"; thence continuing along the East right of way line of Hill Road North 08°18'31" West a distance of 355.35 feet; thence continuing along the East right of way line of Hill Road 13.08 feet along the arc of a 3849.72 foot radius curve to the left, the long chord of which bears North 08°24'21" West a distance of 13.08 and having a delta angle of 0°11'41"; thence leaving said East right of way line of Hill Road North 48°54'19" East a distance of 87.24 feet, more or less, to the true point of beginning. Bearings being based on County Survey 2876.