

UTC 1396-10734

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:  
M&D Dehlinger, LLC  
13751 Hill Rd.  
Klamath Falls, OR 97603

**STATUTORY  
BARGAIN AND SALE DEED**

**2012-000153**

**Klamath County, Oregon**



00112249201200001530030031

01/09/2012 11:24:14 AM

Fee: \$47.00

**M & D DEHLINGER, LLC, AN OREGON LIMITED LIABILITY COMPANY**, 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 NE1/4. And the NE1/4 NW1/4 of Section 16, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon**

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 \$ 24,000.00 (Here comply with the requirements of ORS 93.030).

Dated this 23rd day of December, 2011.

Maralea Peacore  
Maralea Peacore as Member of the M & D Dehlinger  
LLC

Denise Diane Mathis  
Denise Diane Mathis as Member of  
the M & D Dehlinger LLC

AMERITITLE has recorded this  
Instrument by request as an accomodation 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.

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 members of M & D Dehlinger, LLC

Twila Pellegrino



Notary Public for Oregon


My commission expires 1-12-2015

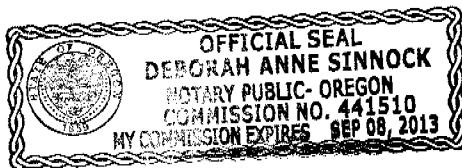
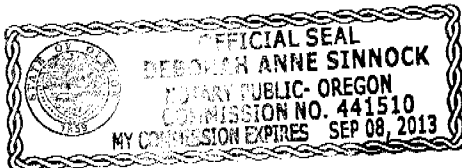
47Awt

State of Oregon  
County of Klamath

On this 23rd day of December, 2011, personally appeared before me the above named Maralea Peacore as member of M & D Dehlinger, LLC, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.


  
Notary Public for Oregon  
My Commission expires: 9-8-13



State of Oregon  
County of Klamath

On this 23rd day of December, 2011, personally appeared before me the above named Maralea Peacore as member of M & D Dehlinger, LLC, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.

  
Notary Public for Oregon  
My Commission expires: 9-8-13

