

MT13910-11323

2014-002334

Klamath County, Oregon

03/19/2014 12:59:58 PM

Fee: \$57.00

RECORDING REQUESTED BY:

THIS SPACE RESERVED FOR RE

Grantor's Name and Address:

All Real Property, Inc., a Delaware Corporation
1593 S. Rio Verde Lane
Camp Verde, AZ 86322

Return to and mail all tax statement to:

Grantee's Name and Address:

G M Gabrych Family limited partnership
2006 Hwy. 395
Fallbrook, CA 92028

BARGAIN AND SALE DEED

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.

KNOW ALL MEN BY THESE PRESENTS, That

All Real Property, Inc., a Delaware corporation

Hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

G M Gabrych Family limited partnership, a California limited partnership

herinafter called Grantee and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereto belonging or in anyway appertaining, situated in the County of Klamath, State of Oregon, described as follows:

An undivided 56.67% TiC int. in Parcels 1-8 as more fully described in Exhibit "A" attached hereto and made a part hereof.

Subject to: 2013-2014 or 2015 Real Property Taxes due and payable or not yet due and payable.

The true and actual consideration paid for this transfer, stated in terms of dollars is **PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTEE.** To have and to hold the same unto grantee and grantee's heirs, successors and assigns forever. In construing this deed, where the context so requires, the singular includes the pluran and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

Dated: February 14, 2014

57.00

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.

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.

STATE OF ARIZONA
COUNTY OF YAVAPAI

ON March 17, 2014 before me,
Rachel Castiberry
personally appeared **CLAIRE WESTBERG** whose
name is subscribed to the within instrument and
acknowledged to me that she executed the same in
her authorized capacity and that by her signature on
the instrument the person, or the entity upon behalf
of which the person acted, executed the instrument.

All Real Property, Inc., a Delaware corporation

BY [Signature]
Claire Westberg, President

Witness my hand and official seal.

Signature

Rachel Castiberry



EXHIBIT "A"
LEGAL DESCRIPTION
LAKE COUNTY

In the County of Lake, State of Oregon, as follows:

Parcel 1

Parcel 1 of Partition Plat 2008-B-170, located in Sections 19, 20, 21, 28, 29, and 30 of Township 25 South, Range 12 East of the Willamette Meridian, as filed July 22, 2008, Lake County Plat Records, Oregon.

Parcel 2

That portion of Parcel 2 of Partition Plat 2008-B-170, located in Sections 28, 29, 30, 31, 32, 33 and 34 of Section 25 South, Range 12 East of the Willamette Meridian, as filed July 22, 2008, Lake County Plat Records, Oregon.

Parcel 3

That portion of Parcel 2 of Partition Plat 2008-B-170, located in Sections 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 22, 23, 24 25 and 26 of Township 26 South, Range 12 East of the Willamette Meridian, as filed July 22, 2008, Lake County Plat Records, Oregon.

Parcel 4

That portion of Parcel 3 of Partition Plat 2008-B-170, located in Sections 22, 23, 25, 26, 27, 34, 35 and 36 of Township 26 South, Range 12 East of the Willamette Meridian, as filed July 22, 2008, Lake County Plat Records, Oregon.

Parcel 5

That portion of Parcel 2 of Partition Plat 2008-B-170, located in Sections 18, 19 and 30 of Township 26 South, Range 13 East of the Willamette Meridian, as filed July 22, 2008, Lake County Plat Records, Oregon.

Parcel 6

That portion of Parcel 3 of Partition Plat 2008-B-170, located in Section 30 of Township 26 South, Range 13 East of the Willamette Meridian, as filed July 22, 2008, Lake County Plat Records, Oregon.

Parcel 7

That portion of Parcel 3 of Partition Plat 2008-B-170, located in Sections 1, 2, 3, 11 and 12 of Township 27 South, Range 12 East of the Willamette Meridian, as filed July 22, 2008, Lake County Plat Records, Oregon.

KLAMATH COUNTY

Parcel 8

Section 36 in Township 25 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

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