



2024-004456
Klamath County, Oregon
06/04/2024 11:40:02 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDS USE

After recording return to:

MD1313 LLC, an Oregon limited liability
company

11102 NE 120th AVE

Vancouver, WA 98682

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

MD1313 LLC, an Oregon limited liability
company

11102 NE 120th AVE

Vancouver, WA 98682

File No. 632241AM

STATUTORY WARRANTY DEED / BILL OF SALE

Jose E. Venegas,

Grantor(s), hereby convey and warrant to

MD1313 LLC, an Oregon limited liability company,

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:

**Lots 4, 5, 6 and 7 in Block 53 as shown on the map entitled "SUPPLEMENTAL PLAT OF THE
CITY OF MALIN", according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$200,000.00.

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:

Real property taxes due, if any, but not yet 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.

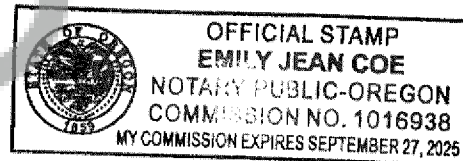
Dated this 3 day of June, 2024.

Jose E. Venegas
Jose E. Venegas

State of Oregon } ss
County of Klamath }

On this 3rd day of June, 2024, before me, Emily Coe a Notary Public in and for said state, personally appeared Jose E. Venegas, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Emily Coe
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2025



BILL OF SALE/Deed

Order No. 632241AM

THIS INDENTURE WITNESSETH,

That in consideration of the sum of Four Hundred Thousand Dollars, (\$455,000) the receipt whereof hereby is acknowledged, I the undersigned seller, hereby grant, bargain, sell, transfer and deliver unto Harpreet Singh Dhaliwal and and Jatinder Deep Singh Malhi, each as to an undivided 50% interest and MD1313 LLC, an Oregon limited liability company hereinafter called buyer, the following described personal property, now being and situate 2150 Broadway St, Malin, OR 97632 in County of Klamath to-wit:

3 Computers
1 Printer
1 Safe
2 TV's
3 Swamp Coolers
1 Camera System
2 Ice Machines
1 Cardboard Machine
5 Three Door Coolers
2 Two Door Coolers
1 Two Door Freezer
1 One Door Freezer
3 Two Door Freezers
1 Small Freezer
1 Ten Door Cooler
1 Two Door Ice Bag Freezer
1 Microwave
2 Register Stands 1
1 Fan

TO HAVE AND TO HOLD, the same unto the buyer and buyer's executors, administrators, successors and assigns forever.

And I, the seller, hereby covenant to and with the said buyer that I am the owner of said personal property; that the same is free from all encumbrances except (if none, so state): None, AND that I have the right to sell the same, and that I, my heirs, executors and administrators shall warrant and defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the seller has executed this document this May 20, 2024.

Jose E Venegas
Jose E. Venegas

STATE OF OREGON)
County of Klamath) ss

Jose E. Venegas, being first duly sworn, depose and say that he/~~she~~/they is(are) the owner(s) of the property described in the foregoing Bill of Sale, and that the same has been paid in full, and that on this date the same is free and clear of liens and encumbrances of every kind and nature.

Jose E Venegas
Jose E. Venegas

Subscribed and sworn to before me this 3 day of June, 2024.

Emily Jean Coe
Notary Public for OREGON



My Commission expires 9/27/2025