



THIS SPACE RESERVED FOR RECORD

2025-001390  
Klamath County, Oregon  
02/27/2025 09:12:01 AM  
Fee: \$92.00

A & C Management LLC, an inactive Oregon Limited Liability Company  
632 Oak AVE  
Klamath Falls OR 97601  
Grantor's Name and Address

Adora Rentals, LLC, an Oregon limited liability company  
632 Oak Ave.  
Klamath Falls, OR 97601  
Grantee's Name and Address

After recording return to:  
Adora Rentals, LLC, an Oregon limited liability company  
632 Oak Ave.  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:  
Adora Rentals, LLC, an Oregon limited liability company  
632 Oak Ave.  
Klamath Falls, OR 97601

File No. 661663AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That  
**A & C Management LLC, an inactive Oregon Limited Liability Company**  
hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
**Adora Rentals, LLC, an Oregon limited liability company,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

**See Attached Exhibit 'A'**

The true consideration for this conveyance is \$to convey title.

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 plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 26 day of February 2025; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

A & C Management, LLC, an inactive Oregon limited liability company

By: Ashley Jones  
Ashley Jones, Member

State of Oregon } ss  
County of Klamath }

On this 26 day of February , 2025, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Ashley Jones, Member of A & C Management LLC , 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.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, OR  
Commission Expires: 9/27/2027



**EXHIBIT 'A'**

**Parcel 1:**

Lots 1 and 2 in Block 94, Klamath Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**Parcel 2:**

Lot 3 in Block 94 of Klamath Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.