

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That CAROL M. DIXON, formerly known as CAROL M. DECKER, herein called grantor, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto CAROL M. DIXON, TRUSTEE OF THE DIXON LIVING TRUST, with right of survivorship, hereinafter called grantees, and unto grantee's heirs, successors, and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 15 and 16, Block 301, Darrow Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO: rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

The consideration for this deed is love and affection.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25 day of October, 1995, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Carol M. Decker

Carol M. Decker

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Carol M. Decker, aka Carol M. Dixon, and acknowledged the foregoing instrument to be her voluntary act and deed.



Grantor:
Carol M. Decker
1627 Worden Avenue
Klamath Falls, OR 97601

Grantee:
Carol M. Dixon, Trustee
1627 Worden Avenue
Klamath Falls, OR 97601
After recording return to:
Carol M. Dixon, Trustee
1627 Worden Avenue
Klamath Falls, OR 97601

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

Before me: Barbara Kosta
Notary Public for Oregon
My Commissioner Expires: 2-2-96

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Carol M. Dixon Trustee
on this 7th day of November A.D., 19 95
at 11:13 o'clock A.M. and duly recorded
in Vol. M95 of Deeds Page 30440
Bernetha G. Lersch County Clerk
By Annette Mueller

Deputy.

Fee, \$30.00
Copy .50

3300/OK-50