

2000 DEC -6 AM 11:13

mtc 52701

Vol M00 Page 43822

**GRANTOR:**

Rogue Partners Limited Partnership,  
an Oregon limited partnership  
2487 Crater Lake Highway  
Medford, Oregon 97504

**GRANTEE:**

Richard A. Dixon  
3939 S. 6<sup>th</sup> Street, #146  
Klamath Falls, Oregon 97603

**AFTER RECORDING RETURN TO:**

Richard A. Dixon  
3939 S. 6<sup>th</sup> Street, #146  
Klamath Falls, Oregon 97603

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

Richard A. Dixon  
3939 S. 6<sup>th</sup> Street, #146  
Klamath Falls, Oregon 97603

**BARGAIN AND SALE DEED--STATUTORY FORM**

**Rogue Partners Limited Partnership, an Oregon limited partnership, ("Grantor"),  
conveys to Richard A. Dixon ("Grantee"), the real property described as follows:**

See Exhibit "A" attached hereto and incorporated as if fully set forth herein

**SUBJECT TO:** any and all exceptions to title, including, but not limited to, easements,  
encumbrances, restrictions, and other interests.

The true consideration for this conveyance is \$300.00, and payment in full of all real  
property taxes now due and owing.

**THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE  
PROTECTION DISTRICT PROTECTING STRUCTURES, FURTHERMORE, THIS  
PROPERTY DOES NOT HAVE ANY LEGAL ACCESS. THE PROPERTY IS SUBJECT TO  
LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES,**

MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH  
 LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN  
 ORS 30.930 IN ALL ZONES. 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  
 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

Dated the 2nd day of November, 2000.

GRANTOR:


Rogue Partners Limited Partnership

By: Rogue Regency, Inc., General Partner

By:   
 Scott M. McCollum, President

STATE OF HAWAII        )  
                                   )ss:  
 County of Maui        )

This instrument was acknowledged before me on 2nd day of November, 2000, by  
 Scott M. McCollum, as President of Rogue Regency, Inc., as General Partner of Rogue  
 Partners Limited Partnership.

  
 Notary Public for Hawaii  
 My Commission Expires: 11/30/2002  
 Terry Ann S. Higashi

u.s.

## EXHIBIT "A"

The following described real property situated in Klamath County, Oregon, to-wit:

That portion of Government Lots 23 and 24, Section 12, T36S, R10E of WM, more particularly described as follows:

Commencing at the intersection of the Easterly line of said lot 24 with the Southerly line of Sprague River, thence Southwesterly along the Southerly and Easterly line of Sprague River to a point on the South line of said lot 23; thence East along the South line of Lots 23 and 24 to the Southeast corner of said lot 24; thence North along the East line of said Lot 24 to the point of beginning.

and

The following described real property situated in Klamath County, Oregon, to-wit:

That portion of Government Lots 22 and 23, Section 12, T36S, R10E of WM, more particularly described as follows:

Beginning at the corner common to Lots 22, 23, 26, and 27 said Section, Township, and Range. Thence West along the South line of said lot 22 to a point on the Easterly line of the Sprague River; thence Northeasterly and Southeasterly along Sprague River to a point on the South line of Lot 23; thence West along the South line of said lot 23 to the point of beginning.

State of Oregon, County of Klamath  
Recorded 12/06/00, at 11:13 a. m.  
In Vol. M00 Page 43822  
**Linda Smith,**  
County Clerk Fee\$ 31.00