

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205.234

2001 FEB 16 PM 3:19

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

MTL 53198-PS

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This Space For County Recording Use Only
as of 1-1-97

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.

Christina M. Cesena
5891 Estate Drive
Klamath Falls, OR 97603

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).

Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

Bargain & Sale Deed

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or
GRANTOR, as described in ORS 205.160.

Carol Maurine Dixon

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or
GRANTEE, as described in ORS 205.160.

Christina M. Cesena

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any
real estate and all memoranda of such instruments, reference ORS 93.030.

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING
ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

Christina M. Cesena

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or
WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND
OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to
be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

6471

CAROL MAURINE DIXON
 PMB 153 3939 S. 6th
 Klamath Falls, OR 97603
 Christina M. Cesena
 5891 Estate Drive
 Klamath Falls, OR 97603

After recording, return to (Name, Address, Zip):

Christina M. Cesena
 5891 Estate Drive
 Klamath Falls, Oregon 97603

Initial requested otherwise, send all tax statements to (Name, Address, Zip):

same as above

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,
 County of _____ } ss.

I certify that the within instrument was
 received for record on _____
 at _____ o'clock _____ M., and recorded in
 book/reel/volume No. _____ on page _____
 and/or as fee/file/instrument/microfilm/reception
 No. _____, Records of said County.

Witness my hand and seal of County affixed.

By _____, Deputy.

MTS 1296

53198-PS

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that CAROL MAURINE DIXON

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CHRISTINA M. CESENA

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 KLAMATH County, State of Oregon, described as follows, to-wit:

Lot 22 of KENNICOTT COUNTRY ESTATES, according to the official plat thereof
 on file in the office of the County Clerk of Klamath County, Oregon.

aka 5891 Estate Drive
 Account No. R-3909-012BC-06900-000
 Key No. 561458

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ _____. © However, the
 actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate
 which) consideration. © (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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.

IN WITNESS WHEREOF, the grantor has executed this instrument on February 12 2001; if
 grantor is a corporation, 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
 THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
 LATIONS. 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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
 PRACTICES AS DEFINED IN ORS 30.930.

Carol Maurine Dixon

STATE OF OREGON, County of Texas) ss.

This instrument was acknowledged before me on February 12 2001

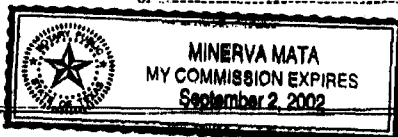
by Carol Maurine Dixon

This instrument was acknowledged before me on Feb 12, 2001

by Carol Maurine Dixon

as herself

of _____



Notary Public for Oregon
 My commission expires 09-02-02

State of Oregon, County of Klamath
 Recorded 02/16/01, at 3:19 p.m.
 In Vol. M01 Page 6470
 Linda Smith,
 County Clerk Fee \$ 26.00