

MTL 60229

Vol M03 Page 24325

Recording information:

Transaction: Deed
Grantor: Ann Hanus, as Director of the
Division of State Lands and
personal representative of the
Moses Richard Dickerson Estate

State of Oregon, County of Klamath
Recorded 04/16/2003 3:09 p.m.
Vol M03 Pg 24325
Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1

Grantee: Meladee Dodds DBA M&E
Enterprises of Galt

After recording return to:
Andrew C. Brandsness
Brandsness, Brandsness & Rudd
411 Pine St.
Klamath Falls, OR 97601

Consideration \$106,619.57

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

Meladee Dodds dba M+E Enterprises of Galt
Post Office Box 5
Galt, CA 95632

BARGAIN AND SALE DEED

Ann Hanus, as Director of the Division of State Lands and personal representative of the Moses Richard Dickerson Estate, Grantor, conveys to Meladee Dodds DBA M&E Enterprises of Galt, Grantee, all right, title and interest in and to the following described real property:

Lot 13, Block 1, Tract No. 1096, Americana, County of Klamath, State of Oregon

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

This deed is absolute in effect and does not operate as a mortgage, trust conveyance or security of any kind. It is given in full satisfaction of the Trust Deed from Moses R. Dickerson and Myrna Dickerson, as Grantor, to Aspen Title and Escrow, Inc., as trustee for the benefit of Grantee dated October 1, 1995, and recorded April 4, 1996, in Vol. M96 of Mortgages on Page 9558 and of the Note dated October 1, 1995, secured thereby. In consideration of the satisfaction of the Trust Deed and Note Grantee may retain all payments previously made on the secured debt with no duty to account therefor.

By accepting and recording this deed Grantee covenants and agrees that she shall forever forbear taking any action whatsoever to collect against Grantor on the Note or any obligation secured by the Trust Deed described above, other than by foreclosure of the Trust Deed (either by judicial proceedings or by advertisement and sale), and that in any proceeding to foreclose the Trust Deed she will not seek, obtain or permit a deficiency judgment against Grantor, such rights and remedies being waived.

The true consideration for this conveyance is \$106,619.57.

DATED March 31, 2003.

Ann Hanus

Ann Hanus, as Director of the Division of State
Lands and personal representative of the Moses
Richard Dickerson Estate

STATE OF OREGON
County of Marion

This instrument was acknowledged before me on March 31, 2003, by Ann Hanus, as Director of the Division of State Lands and personal representative of the Moses Richard Dickerson Estate.



Gail F. Lowry
Notary Public for Oregon