

MT 83650-SH

DAN G. KEPPEN

THIS SPACE

2008-015551

Klamath County, Oregon



11/18/2008 11:37:29 AM

Fee: \$26.00

Grantor's Name and Address

DENA L. DIXON

Grantee's Name and Address

After recording return to:

DENA L. DIXON

13351 CRYSTAL SPRINGS ROAD

KLAMATH FALLS, OR 97603

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

DENA L. DIXON

SAME

Escrow No. MT83650-SH  
BSD

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That DAN G. KEPPEN and <sup>Dena</sup>~~DENA~~ DIXON, WHO ACQUIRED TITLE AS DENA L. KEPPEN, AS TENANTS IN COMMON, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto DENA DIXON, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

Lot 4, Block 1, TRACT 1251, OLENE HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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. 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.

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 \$0.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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.

26 Amt

In Witness Whereof, the grantor has executed this instrument this 13<sup>th</sup> day of November, 2008; 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.

DAN G. KEPPE  
DAN G. KEPPE

DENA DIXON  
DENA DIXON

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Nov. 13<sup>th</sup>, 2008 by DAN G. KEPPE.

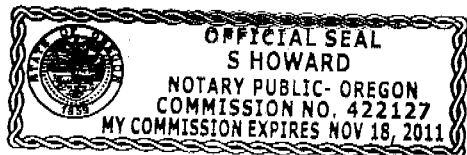


Heather Sciurba  
(Notary Public for Oregon)

My commission expires Feb. 9, 2010

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Nov 13, 2008 by DENA DIXON.



S Howard  
(Notary Public for Oregon)

My commission expires 12/18, 2011