

NTC 1396 - 9921

2010-001802
Klamath County, Oregon



RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

02/02/2010 03:23:39 PM

Fee: \$37.00

GRANTOR'S NAME:
Mary M. Dixon

GRANTEE'S NAME:
Colleen K. Cox

SEND TAX STATEMENTS TO:
Same as below

AFTER RECORDING RETURN TO:
Colleen K. Cox
443 Tara Court
Vacaville, CA 95688
Escrow No: FT090021909-FTMWV01

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Mary M. Dixon, Grantor, conveys to

Colleen K. Cox, Grantee, the following described real property, situated in the County of Klamath, State of Oregon,

Lot 24, Block 30, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk, 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.

The true consideration for this conveyance is \$1,000.00. (See ORS 93.030).

Dated: 1/29/10

Mary M. Dixon

State of CALIFORNIA
COUNTY of SOLANO

This instrument was acknowledged before me on January 29, 2010 by Mary M. Dixon.

Notary Public - State of CALIFORNIA
My commission expires: FEBRUARY 20, 2013

AMERITITLE, has recorded this
Instrument by request as an accomodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.



37AmT