



04/14/2014 09:25:04 AM

Fee: \$47.00

GRANTOR'S NAME AND ADDRESS:

Dorothy M. Nixon
P. O. Box 266
Bly, OR 97622

GRANTEE'S NAME AND ADDRESS:

Dorothy M. Nixon, et al
P. O. Box 266
Bly, OR 97622

AFTER RECORDING RETURN TO:

James C. Lynch
P. O. Box 351
Lakeview, OR 97630

SEND TAX STATEMENTS TO:

Dorothy M. Nixon
P. O. Box 266
Bly, OR 97622

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that **Dorothy M. Nixon**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Dorothy M. Nixon, William Howard Nixon, Jr., and Terry Lynn Nixon**, not as tenants in common, but with the right of survivorship, 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 the County of Klamath, State of Oregon, described as follows:

Lot 7 and all that portion of Lot 6 in Block 6 of North Bly, the plat thereof is on file in Klamath County, Oregon, which lies Southeasterly from a straight line between a point on the Easterly boundary of said Lot 6, 57.9 feet Northerly from the Southeasterly corner of said Lot 6 and a point on the Westerly boundary of said Lot 6, 31.85 feet Northerly from the Southwesterly corner of said Lot 6 in said Block 6.

SUBJECT TO all easements, reservations, restrictions and rights of way of record or apparent on the ground.

TAX INFORMATION: Map Tax Lot #R-3614-034DC-08800-000; Property ID #R365839;
Map Tax Lot #R-3614-034DC-08700-000; Property ID #R365848.

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 NONE (Love and Affection).

In construing this instrument, where the context so requires, the singular includes the plural.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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

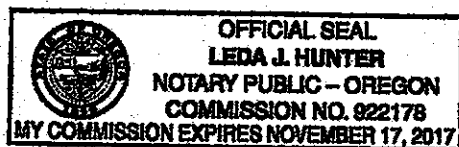
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING 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 SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, grantor has executed this instrument this 9 day of April, 2014.

Dorothy M. Nixon
Dorothy M. Nixon

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on April 9, 2014, by DOROTHY M. NIXON.



Leda J. Hunter
Notary Public for Oregon
My Commission Expires: 11-17-17