

AmeriTitle
MTC 64370AM

2015-012507
Klamath County, Oregon
11/17/2015 01:55:54 PM
Fee: \$42.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Dale D. Andert 1399 Van Wyck Road Bellingham, WA 98226
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BARGAIN AND SALE DEED

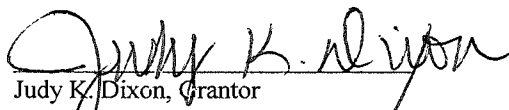
Judy K. Dixon, Grantor, whose address is 9944 257th Street E, Graham, WA 98338, conveys to Dale D. Andert, as Claiming Successor to the Small Estate of Robert Dean Andert in the Klamath County Circuit Court Case No. 1403908CV, whose address is 1399 Van Wyck road, Bellingham, WA 98226, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Located at 3726 Diamond Street, Klamath Falls, Oregon, more commonly described as Lots 3 and 4, Block 5, Lennox Division, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon Prop Tax Id #R886139

The true and actual consideration for this transfer is \$0.00.

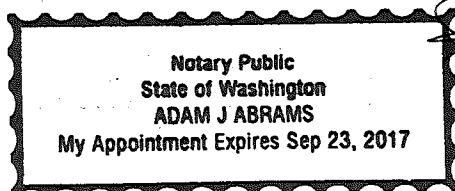
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 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.

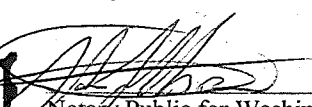
DATED this 21st day of September, 2015.


Judy K. Dixon, Grantor

STATE OF WASHINGTON)
) ss.
County of Pierce)

Personally appeared before me this 21 day of September, 2015, the above-named Judy K. Dixon, as Grantor, and acknowledged the foregoing instrument to be her voluntary act.




Notary Public for Washington
My Commission expires: Sep 23, 2017