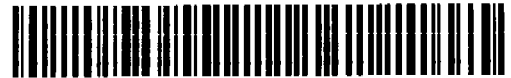


2016-001303

Klamath County, Oregon



00182052201600013030020029

02/09/2016 02:26:22 PM

Fee: \$47.00

Grantor's name and address:

Pamela Ann Hixson, Trustee of the The Whittemore Loving Trust

Dated September 18, 1995

998 Grandview Drive

Ivins, Utah 84738-6393

Send Tax Statements to Grantees at:

5022 Harlan Drive

Klamath Falls, Oregon 97603

After recording return to person recording or to:

Richard Fairclo

409 Pine Street, Suite 209

Klamath Falls, OR 97601

BARGAIN & SALE DEED

I, Pamela Hixson, sole Successor Trustee of the The Whittemore Loving Trust Dated September 18, 1995, Convey to Charles David Whittemore, the following described real property, in Klamath County, Oregon free of liens and encumbrances, except as specifically set forth herein:

As described in Exhibit "A" attached hereto and incorporated herein.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage. The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

This conveyance includes all interest that said Trustee and Trust may have, including, but not limited to, Trust Deed beneficial interest, if any, promissory notes secured by such property, if any, and any interest that Charles Douglas Whittemore may have in such property, to the extent I may convey and transfer such interest. I recite that I am Trustee of said trust, am named in Charles Douglas Whittemore's will as Personal Representative and all his heirs of which I am aware agree and join in this conveyance. I am one of such heirs, and individually join in this conveyance.

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 4 day of February 2016.

Pamela Ann Hixson Trustee
Pamela Ann Hixson, Trustee

STATE OF UTAH

County of Washington ss.

The foregoing instrument was acknowledged before me this 4 day of February, 2016 by Pamela Ann Hixson, who stated that she was acting individually and as Trustee of The Whittemore Loving Trust Dated September 18, 1995.

Michelle Northington
Notary Public for Oregon-utah
My Commission expires: April 6, 2019

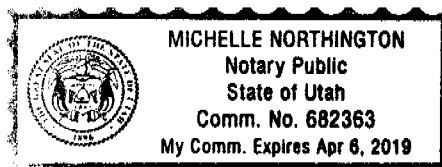


Exhibit A

Parcel 1:

A parcel of land situated in Lots 19 and 20, Block 4, LENOX ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 20; thence North 01° 10' East on the East line of Diamond Street, 56.00 feet; thence South 88° 44' 59" East, 63.50 feet; thence South 01° 10' West, 13.10 feet; thence South 88° 44' 59" East, 45.50 feet; thence South 01° 10' West 42.90 feet to a point on the South line of said Lot 20; thence North 88° 44' 59" West on said South line 109.00 feet to the point of beginning.

Parcel 2:

Block 2, Lot 7 of the Third Addition to Altamont Acres, as recorded and platted in the Records of Klamath County, Oregon, consisting of the addresses 3718 and 3722
Altamont Drive, Klamath Falls, Oregon.
