

2017-013994

Klamath County, Oregon



00214382201700139940010015

12/08/2017 11:45:54 AM

Fee: \$42.00

## Grantor's name and address:

Lila J. Dickinson  
1031 Burgdorf Road, Bonanza, Oregon 97623

## Send Tax Statements to:

No Change.

## After recording return to person recording

or Richard Fairclo  
409 Pine Street, Suite 209  
Klamath Falls, Oregon, 97601

## - BARGAIN AND SALE DEED -

Lila J. Dickinson, Grantor, whose address is 1031 Burgdorf Road, Bonanza, Oregon, conveys to Richard Brooks Dickinson and Lila Jeanne Dickinson, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot 6 and the NE ¼ of SW ¼, of Section 6, Township 39 South, Range 11 East of the Willamette Meridian;  
and

Beginning at the center of Section 6, Township 39 South, Range 11 East of the Willamette Meridian; thence North on the North-South centerline, a distance of 183.7 feet to an iron pipe; thence North 29 degrees 51' West 843.7 feet to an iron pipe; thence North 66.7 feet to an iron pipe; thence North 89 degrees 38' West to the West line of Section 6; thence South along the West Section line to the West quarter corner thereof; thence East to the point of beginning.

SUBJECT TO AND EXCEPTING: Liens, encumbrances of records and those apparent upon the land, and easements, assessments and obligations, if any for irrigation districts or associations.

The true and actual consideration for this transfer is \$1.00 and other valuable consideration, creating rights of survivorship ownership in my husband and me.

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, AND 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 8<sup>th</sup> day of December, 2017.

*Lila J. Dickinson*

STATE OF OREGON, County of Klamath ) ss.

Personally appeared before me this 8<sup>th</sup> day of December, 2017, the above named Lila J. Dickinson and acknowledged the foregoing instrument to be her voluntary act and deed.



*Karen Renae Snow*  
Notary Public for Oregon

My Commission expires: 9-14-19

Returned at Counter