

2022-012217

Klamath County, Oregon



00307349202200122170010019

10/12/2022 02:18:03 PM

Fee: \$82.00

Returned at Counter

GRANTORS NAMES AND ADDRESSES:

CYNTHIA I. COBB  
518 Fulton Street  
Klamath Falls, Oregon 97601

FRANCINE E. WEBBER  
1739 Dayton Street  
Klamath Falls, Oregon 97603

GRANTEES NAMES AND ADDRESS:

BERT D. DIXON  
BRANDI L. DIXON  
234 Hillside Avenue  
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

BERT D. DIXON and BRANDI L. DIXON  
234 Hillside Avenue  
Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

GRANTEES  
234 Hillside Avenue  
Klamath Falls, Oregon 97601

BARGAIN AND SALE DEED - STATUTORY FORM

CYNTHIA I. COBB and FRANCINE E. WEBBER, GRANTORS, convey to BERT D. DIXON and BRANDI L. DIXON, GRANTEES, husband and wife, the real property situated in Klamath County, Oregon, legally described as follows, to-wit:

**Lot 4 Block 48, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file with the County Clerk of Klamath County, State of Oregon.**

The true and actual consideration for this conveyance stated in terms of dollars is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

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

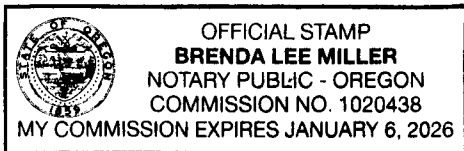
DATED this 12<sup>th</sup> day of October, 2022.

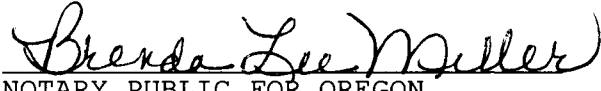
  
CYNTHIA I. COBB

  
FRANCINE E. WEBBER

STATE OF Oregon ) ss.  
County of Klamath )

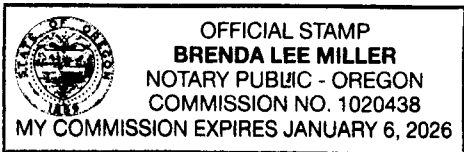
This instrument was acknowledged before me on 12<sup>th</sup> day of October, 2022 by CYNTHIA I. COBB.

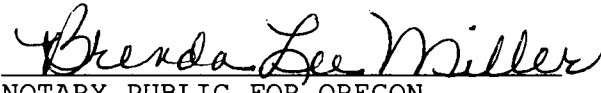


  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-6-26

STATE OF Oregon ) ss.  
County of Klamath )

This instrument was acknowledged before me on 12<sup>th</sup> day of October, 2022 by FRANCINE E. WEBBER.



  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 1-6-26