



After recording return to:  
Cameron Dixon  
12621 SW 115th Ave.  
Tigard, OR 97223

Until a change is requested all tax  
statements shall be sent to the  
following address:  
C&E Dixon, LLC  
12621 SW 115th Ave.  
Tigard, OR 97223

File No.: Courtesy ()  
Date: January 31, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY BARGAIN AND SALE DEED

**C&E Dixon, LLC**, Grantor, conveys to **C&E Dixon, LLC**, as to an undivided 6/7 interest and **Dixon Homes and Investments, LLC**, as to an undivided 1/7 interest, Grantee, the following described real property:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 46 in DIAMOND PEAKS, TRACT NO. 1355, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon**

The true consideration for this conveyance is **\$96,657.83**. (Here comply with requirements of ORS 93.030)

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

APN:

Bargain and Sale Deed  
- continued

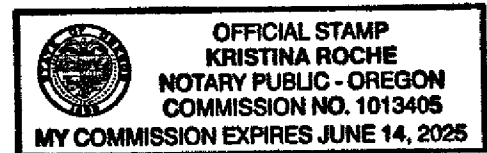
File No.:

Date: **01/31/2024**

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 31 day of January, 2024.

Cameron Dixon  
Cameron Dixon, Operations Member



STATE OF Oregon )  
County of Multnomah )ss.

This instrument was acknowledged before me on this 31<sup>st</sup> day of January, 2024 by **Cameron Dixon, as Operations Member, of C&E Dixon, LLC.**

Kristina Roche  
Notary Public for Oregon  
My commission expires: 6/14/25