

Returned at Counter
Parks & Ratliff PC

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

2025-000208
Klamath County, Oregon



00337557202500002080040044

01/10/2025 11:30:57 AM

Fee: \$97.00

GRANTOR'S NAME AND ADDRESS:

Janey Simmons, Claiming Successor of the
Estate of Homer Percy Dixon
P.O. Box 11
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS:

Donna Dixon
23918 NW 30th Ct.
Ridgefield, WA 98642

SEND TAX STATEMENTS TO:

Same as Grantor

BARGAIN AND SALE DEED

Janey Simmons, the claiming successor of the Estate of Homer Percy Dixon hereinafter referred to as grantor, conveys to Donna Dixon, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

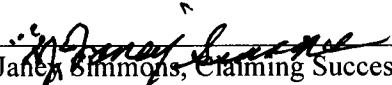
See attached Exhibit A

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, i.e. distribution of asset of the Estate of Homer Percy Dixon, Klamath County Circuit Court Case No. 24PB06960.

IN WITNESS WHEREOF, the grantor has executed this instrument this 9th day of January, 2025.

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,

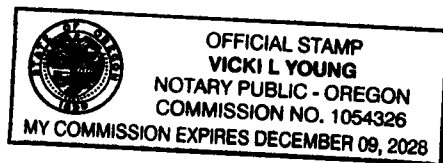
CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

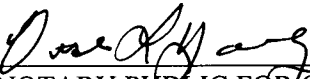


Janey Simmons, Claiming Successor or the
Estate of Homer Percy Dixon

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 9th day of January, 2025,
by Janey Simmons, Claiming Successor of the Estate of Homer Percy Dixon.





NOTARY PUBLIC FOR OREGON
My Commission expires: 12-09-25

Exhibit A
Legal Description

A parcel of land lying in Southeast Quarter of said Section 10 described as follows: Beginning at a point on the East and West Quarter section line of said Section 10, 600 feet West of the East Quarter corner of said section; thence West on said line 695 feet to a point; thence South on a line parallel with the East line of said Quarter section 245 feet to a point; thence North 80°12' East on a line 705.3 feet to a point; thence North on a line parallel with the East line of said quarter section 128 feet to the point of beginning.

And a parcel of land beginning 30 feet South of the Northeast corner of the Southeast quarter of Section 10; thence West 600 feet along the Northerly line of Tract 29B; thence, South along the Westerly line of Tract 29B, 200 feet, more or less, to the center of the main channel of Lost River; thence Southeasterly following the center of the main channel and passing to the South of the island to a point on the East line of the Southeast quarter, thence Northerly along the section line 600 feet, more or less, to the place of beginning, being all of that portion of Tracts 29B and 30B and vacated lane or road on the Easterly side lying North of the main or South channel of Lost River, in Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situated in vacated Tract 29B, East Bonanza, a duly recorded subdivision, in the NE1/4 SE1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of the County Road, said point being South 00°29' East 30.00 feet and West 316.00 feet from the E1/4 corner of said Section 10; thence West, along the South line of said County Road, 284.00 feet; thence South 00°29' East, parallel with the East line of said Section 10, 67.97 feet to the North bank of Lost River; thence South 63°03' East along said bank, 235.24 feet; thence South 69°23' East, continuing along said bank, 80.62 feet; thence North 00°29' West 202.98 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land situated in vacated Tract 29B, East Bonanza, a duly recorded subdivision, in the NE1/4SE1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of the County Road, said point being South 00°29' East 30.00 feet and West 144.00 feet from the E1/4 corner of said Section 10; thence West along the South line of the County Road 172.00 feet; thence South 00°29' East parallel with the East line of said Section 10, 202.98 feet to the North bank of the Lost River; thence South 69°23' East, along said bank, 72.05 feet; thence South 78°42' East, continuing along said bank, 107.03 feet; thence North 00°29' West 249.32 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land situated in vacated Tract 29B and the vacated road on the Easterly side thereof, East Bonanza Subdivision in the NE1/4 SE1/4 of Section 10, Township 39 South of Range 11, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows, to-wit:

Beginning at a 5/8 inch iron pin on the South line of the County Road and on the East line of said Section 10, said point being South 00°29'00" East a distance of 30.00 feet from the East one-fourth corner of said Section 10; thence, West along the South line of the County Road a distance of 144.00 feet; thence, South 00°29'00" East, parallel with the East line of said Section 10 a distance of 249.32 feet to the North bank of Lost River; thence, South 75°42'00" East along the North bank of Lost River a distance of 44.95 feet to a 5/8 inch iron pin; thence, South 70°32'30" East along the North bank of Lost River a distance of 106.38 feet to a 5/8 inch iron pin on the East line of said Section 10; thence, North 00°29'00" West along the East line of said Section 10 a distance of 293.57 feet to the point of beginning.