

**2025-004036**

**Klamath County, Oregon**

**05/28/2025 02:58:01 PM**

**Fee: \$92.00**

Mail Tax Statements To:

Dixie Herrmann  
2400 Heritage Way  
Medford, OR 97504

When Recorded, Return To:

James A. Wallan  
Hornecker Cowling LLP  
14 N. Central Ave., Ste. 104  
Medford, OR 97501

**BARGAIN AND SALE DEED**

Fred A. Herrmann and Dixie L. Herrmann as Co-Trustees of the Fred and Dixie Herrmann Living Trust UDOT February 16, 2017 and any amendments thereto, Grantors, hereby convey to Dixie L. Herrmann, Grantee, the Klamath County, Oregon real properties more particularly described on Exhibit "1", attached hereto and incorporated herein.

The consideration for this conveyance is NONE. The transfer is pursuant to the Stipulated General Judgment of Dissolution of Marriage entered in Jackson County Circuit Court Case No. 23DR20435.

**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**

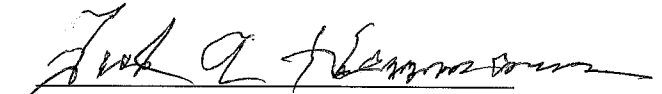
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AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: 5-21, 2025.




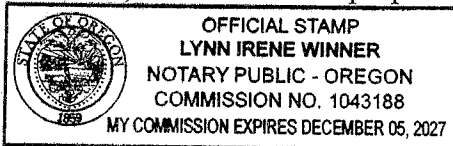
Fred A. Herrmann, a Co-Trustee of  
the Fred and Dixie Herrmann Living  
Trust UDOT February 16, 2017 and  
any amendments thereto, Grantor

STATE OF OREGON)

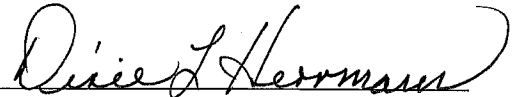
) ss.

County of Jackson )

On this 21 day of MAY, 2025, appeared before me Fred A. Herrmann, a Co-Trustee of the Fred and Dixie Herrmann Living Trust UDOT February 16, 2017 and any amendments thereto, identified as the individual described herein and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

  
Notary Public for Oregon

Dated: 5-19, 2025.



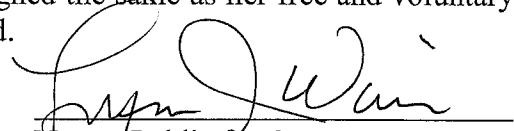
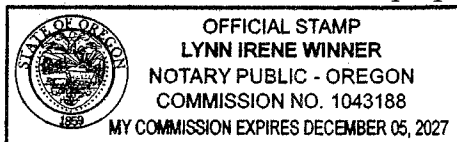
Dixie L. Herrmann, a Co-Trustee of  
the Fred and Dixie Herrmann Living  
Trust UDOT February 16, 2017 and  
any amendments thereto, Grantor

STATE OF OREGON)

) ss.

County of Jackson )

On this 19 day of MAY, 2025, appeared before me Dixie L. Herrmann, a Co-Trustee of the Fred and Dixie Herrmann Living Trust UDOT February 16, 2017 and any amendments thereto, identified as the individual described herein and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

  
Notary Public for Oregon

## **EXHIBIT "1"**

**Parcel 1: 752-758 West Oregon Avenue, Klamath Falls, Oregon.**

**Lots 6 and 7 in Block 10, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Oregon Avenue adjoining the Northerly side of said lots.**

**Parcel 2: 762-776 West Oregon Avenue, Klamath Falls, Oregon.**

**Lots 8 and 9 in Block 10, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of vacated Oregon Avenue adjoining the Northerly side of said lots.**