

**2025-007228**

**Klamath County, Oregon**

**08/15/2025 02:23:01 PM**

**Fee: \$97.00**

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Shane J. Antholz  
Hornecker Cowling LLP  
14 N. Central Avenue, Ste. 104  
Medford, OR 97501

**UNTIL A CHANGE IS REQUESTED  
SEND ALL TAX STATEMENTS TO:**

Dixie Lee Herrmann  
2400 Heritage Way  
Medford, OR 97504

**BARGAIN AND SALE DEED**

FOR VALUE RECEIVED, **Dixie L. Herrmann**, as *Grantor*, does hereby grant, bargain, sell and convey to **Dixie Lee Herrmann, Trustee of the Dixie L. Herrmann Trust, dated August 14, 2025**, as *Grantee*, Grantor's entire interest in that certain real property located in Klamath County, Oregon, set forth and more particularly described as follows:

See Exhibit "A" attached hereto and by this reference  
incorporated herein and made a part hereof.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

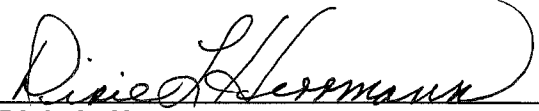
The consideration for these transfers is ZERO DOLLARS. This Deed is being executed to place the property described above into Grantor's revocable living trust.

**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, SECTIONS 2**

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

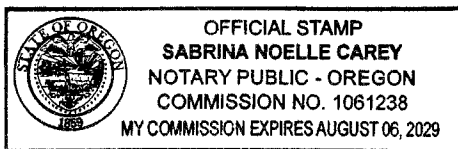
IN WITNESS WHEREOF, Grantor has hereunto subscribed her name to this instrument  
this 14th day of August, 2025.

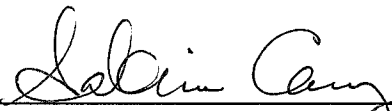
**GRANTOR:**

  
Dixie L. Herrmann

STATE OF OREGON            )  
  ) ss.  
County of Jackson         )

On August 14, 2025, before me, the undersigned Notary Public in and for said State,  
personally appeared **Dixie L. Herrmann**, known or identified to me to be the person whose name  
is subscribed to the within instrument, and acknowledged to me that she executed the same.



  
Notary Public for the State of Oregon

## EXHIBIT "A"

### PARCEL 1:

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.

*For Informational purposes only, the following is included:*

*(Map 3809-019CD-09400, Account No. 175223, Code 001, commonly known as:  
752, 754, 756 & 758 W Oregon Avenue, Klamath Falls, Oregon)*

### PARCEL 2:

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.

*For Informational purposes only, the following is included:*

*(Map 3809-019CD-09300, Account No. 175214, Code 001, commonly known as:  
772 & 774 W Oregon Avenue, Klamath Falls, Oregon)*