

21435

A-27353

WARRANTY DEED

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17972

THIS INDENTURE WITNESSETH, That MALVIN A. BIXLER and VIERLYN BIXLER, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell, and convey unto HARRY R. WAGGONER, his heirs and assigns, the following-described premises, situated in Klamath County, Oregon, to-wit:

A portion of the Southeast quarter of the Northwest quarter of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at a 1-inch Axle, marking the Southwesterly corner of Lot 82 of PLEASANT HOME TRACTS, Klamath County, Oregon; thence N. 89 degrees 24'30" E., along the Southerly boundary of said Lot and said Pleasant Home Tracts, a distance of 660.20 feet to a 3/4-inch Iron Pipe; thence S. 00 degrees 35'00" E., a distance of 810.90 feet to the Northwest corner of that parcel of land deeded to Cecil Green, Sr. and Vida Green in Deed Volume 132 on page 526, Records of Klamath County, Oregon, to the true point of beginning; thence continuing S. 00 degrees 35'00" E., a distance of 334.07 feet, to a 5/8-inch Iron Pin; thence N. 89 degrees 32'42" E., a distance of 82.5 feet, to a 5/8-inch Iron Pin; thence N. 00 degrees 35'00" W., a distance of 334.07 feet, to a point; thence S. 89 degrees 32'42" W., a distance of 82.50 feet, to the point of beginning.

Together with perpetual nonexclusive easement for ingress and egress over the following-described property to-wit:

Beginning at a 1-inch Axle, marking the Southwesterly corner of Lot 82 PLEASANT HOME TRACTS, Klamath County, Oregon; thence N. 89 degrees 24'30" E., along the Southerly boundary line of said Lot 82 and the Southerly right-of-way line of Climax Street, a distance of 660.2 feet, to a 3/4-inch Iron Pipe; thence S. 00 degrees 35'00" E., a distance of 1144.97 feet, to a 5/8-inch Iron Pin; thence N. 89 degrees 32'42" E., a distance of 62.5 feet, to the true point of beginning; thence S. 00 degrees 35'00" E., a distance of 155.44 feet, more or less to a point on the Northerly right-of-way line of South Sixth Street; thence N. 89 degrees 32'42" E., along said right-of-way line a distance of 20.00 feet, to a point; thence N. 00 degrees 35'00" W., a distance of 155.44 feet, to a point; thence S. 89 degrees 32'42" W., a distance of 20.00 feet, to the point of beginning.

However, reserving unto grantors the joint use of same, and grantee agrees to blacktop and maintain said right-of-way.

SUBJECT TO: Liens and assessments of Klamath Project and the Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Any unpaid charges or assessments of the Enterprise Irrigation District; Rules, regulations, and assessments of the South Suburban Sanitary District within the boundaries of which district said property is located.

The true and actual consideration for this transfer is \$21,549.23.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except as above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, grantors have hereunto set their hands and seals this 15th day of May, 1970.

Malvin A. Bixler (SEAL)
Vierlyn Bixler (SEAL)

1 STATE OF OREGON,)
2) ss.
3 County of Klamath)

May 29th, 1970

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4 Personally appeared the above-named MALVIN A. BIXLER and VIERLYN
5 BIXLER, husband and wife, and acknowledged the foregoing instrument to
6 be their voluntary act and deed.

BEFORE ME:

7 Cloner M. Falvey
8 Notary Public for Oregon
9 My commission expires: 2-5-73

10
11 STATE OF OREGON; COUNTY OF KLAMATH; ss.

12 Filed for record at request of KLAMATH COUNTY TITLE CO

13 this 12th day of NOVEMBER A. D. 19 76 at 2:03 o'clock P.M., and

14 duly recorded in Vol. M 76, of DEEDS on Page 17972

15 FEE \$ 6.00

16 W. D. MILNE, County Clerk

17 RETURN

18 ~~WAGGONER ENTERPRISES~~

19 Klamath Co. Title

20
21 TAGES

22 WAGGONER ENTERPRISES

23 40 FIRST NATIONAL BANK

24 601 MAIN

25 KLAMATH FALLS, OR