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ATC 8-27-749

WARRANTY DEED (INDIVIDUAL)

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Vol. 184 Page 15018

NILENE MAGANA

BURTON A. BIXLER and EUNICE L. BIXLER, husband and wife

of Klamath, State of Oregon, described as: all that real property situated in the County

See Attached Exhibit "A"

This document being re-recorded to correct legal description.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

\*84 AUG 29 PM 3 47

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
See Attached Exhibit "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.  
The true and actual consideration for this transfer is \$ 3,500.00

Dated this 10th day of July, 19 84.

*Nilene Magana*

CALIFORNIA  
STATE OF OREGON, County of LOS ANGELES ) ss.

On July 25th, 19 84  
NILENE MAGANA personally appeared the above named  
instrument to be HER voluntary act and deed. and acknowledged the foregoing



Before me: *Vicki Hanson*  
Notary Public for Oregon CALIFORNIA  
My commission expires: DEC. 8, 1987

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.  
If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

TAX STATEMENTS TO:  
Mr. + Mrs. Burton A. Bixler  
Harriman Rt. Box 79P  
Klamath Falls, Oregon  
97601

Form No. 0-960  
(Previous Form No. TA 16)

STATE OF OREGON,

County of ) ss.  
I certify that the within instrument was received for record  
on the day of , 19 ,  
at o'clock M. and recorded in book  
on page Records of Deeds of said County.  
Witness my hand and seal of County affixed.

By Title  
Deputy

## EXHIBIT "A"

Tract A of HARRIMAN PARK, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following described parcels of Land:

~~That portion conveyed to Eldon V. Stivers and Peggy M. Stivers by deed recorded in Volume M-66 at page 8802, Deed Records of Klamath County, Oregon; That portion conveyed to Wm. Ganong by deed recorded September 27, 1968 in Volume M-68 at page 8843, Deed Records of Klamath County, Oregon; That portion conveyed to Lee C. Hart and Neva T. Hart by deed recorded July 12, 1968 in Volume M-68 at page 6334, Deed Records of Klamath County, Oregon; That portion conveyed to Weston Thorsen and Thelma Thorsen by deed recorded September 16, 1969 in Volume M-69 at page 8007, Deed Records of Klamath County, Oregon; that portion conveyed to Eugene F. Jensen and Ruth A. Jensen, by deed recorded October 27, 1967 in Volume M-67 at page 8388, Deed Records of Klamath County, Oregon; That portion conveyed to Fred L. Ong by deed recorded November 6, 1969 in Volume M-69 at page 9363, Deed Records of Klamath County, Oregon; That portion conveyed to Dave Jones by Deed recorded August 19, 1968, in Volume M-68 at page 7521, Deed Records of Klamath County, Oregon; That portion conveyed to Frank DeLong and Velma M. DeLong by deed recorded July 18, 1978 in Volume M-78 at page 15427, Deed Records of Klamath County, Oregon.~~

## SUBJECT TO:

1. Full but non-exclusive right of ingress and egress over the above mentioned private 20 foot wide roadway to Dugout Lane, and together with an easement for utilities 5 feet in width along the South line of said roadway, the North line of said easement being bounded by the South line of the roadway; and TOGETHER WITH a non-exclusive easement of ingress and egress by water from and to Harriman Creek on said artificially constructed water channel, but reserving unto Grantors, their heirs and assigns, the right to use said water channel for the benefit of Grantors' remaining lands in Section 3, Township 36 South, Range 6 East of the Willamette Meridian, and the right to further construct and improve said channel to serve Grantors' said lands.

BAB  
ELL

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

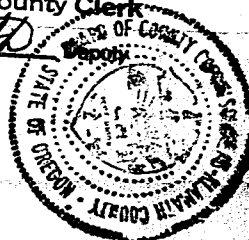
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on this 30 day of July A.D. 19 84  
at 3:40 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
Page 12854

EVELYN BIEHN, County Clerk

By [Signature]

Fee 8.00



## EXHIBIT "A"

A tract of land situated in Tract A of HARRIMAN PARK, in the County of Klamath, State of Oregon, more particularly described as follows

Beginning at the Southwest corner of Lot 8 of said Harriman Park; thence South  $01^{\circ}48'00''$  East, along the Southerly extension of the Westerly line of said Lot 8, to the Northerly line of the artificial (constructed) waterway described in Deed Volume M-66 at page 8802 of the Klamath County Deed Records; thence Northeasterly, along said Northerly line of said waterway, to the Southwesterly corner of that tract of land described in Deed Volume M-69 at page 8007 of said Deed Records; thence North  $38^{\circ}56'40''$  East along the Westerly line of said tract of land (M-69, Page 8007), 149.23 feet; thence North  $04^{\circ}40'00''$  West 20 feet to the Northerly line of a 20 foot private Road; thence Easterly, along said Northerly line, to the Southwesterly right of way line of Dugout Lane; thence North  $39^{\circ}46'$  West, along said right of way line, to the Southeasterly corner of Lot 6 of said Harriman Park; thence South  $88^{\circ}12'$  West, along the Southerly lines of Lots 6, 7 and 8 of said Harriman Park, to the point of beginning, with bearings based on said Harriman Park.

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 29th day of Aug. A.D. 19 84  
at 3:47 o'clock P M, and duly  
recorded in Vol. M84 of Deeds  
Page 15018

**EVELYN BIEHN**, County Clerk

By Ann Smith Deputy

Fee 12.00